

**SITE PLAN REVIEW SHEET  
ENVIRONMENTAL VARIANCE REQUEST ONLY**

**CASE:** SP-2020-0274D

**PLANNING COMMISSION DATE:** March 2<sup>nd</sup>, 2021

**PROJECT NAME:** 3336 Mount Bonnell

**APPLICANT:** Meg Clark

**AGENT:** Janis Smith, Janis Smith Consulting, LLC

**ADDRESS OF SITE:** 3336 Mount Bonnell Rd

**COUNTY:** Travis

**AREA:** 3.06

**WATERSHED:** Lake Austin and Huck's Slough

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3

**PROPOSED DEVELOPMENT:**

The applicant is proposing to construct a boat dock.

**DESCRIPTION OF VARIANCES:**

The applicant is requesting to vary from LDC 25-8-281(C)(2)(b) to allow construction of a boat dock within a 150-foot Critical Environmental Feature (CEF).

**STAFF RECOMMENDATION:**

The findings of fact have been met, and staff recommends approval for construction within a 150 foot Critical Environmental Feature (CEF) with the following conditions:

- 1) Remove existing boat dock and access path as specified on plans;
- 2) Restore disturbed areas per City Standards Specification 609S.

**ENVIRONMENTAL BOARD ACTION:**

**January 20<sup>th</sup>, 2021:** With a 8-0 vote, the Environmental Commission recommends support of the request for a variance from LDC 25-8-281(C)(2)(b) with the following conditions;

- 1) Remove existing boat dock and access path as specified on plans;
- 2) Restore disturbed areas per City Standards Specification 609S.

**WATERSHED PROTECTION STAFF:** Radmon Rice

**PHONE:** 974-3429

Radmon. Rice @austintexas.gov

**CASE MANAGER:** Clarissa Davis

**PHONE:** 974-1423

[Clarissa.Davis@austintexas.gov](mailto:Clarissa.Davis@austintexas.gov)

**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

**COMMISSION MEETING DATE:** Jan. 20<sup>th</sup>, 2020

**NAME & NUMBER OF PROJECT:** 3336 Mount Bonnell Road  
SP-2020-0274D

**NAME OF APPLICANT OR ORGANIZATION:** Janis Smith  
Janis Smith Consulting, LLC

**LOCATION:** 3336 Mount Bonnell Road  
Austin, TX 78731

**COUNCIL DISTRICT:** District # 10

**ENVIRONMENTAL REVIEW STAFF:** Radmon Rice, Environmental Scientist  
Watershed Protection Department, 512.974.3429,  
radmon.rice@austintexas.gov

**WATERSHED:** Lake Austin and Huck's Slough watersheds, Water Supply Suburban,  
Drinking Water Protection Zone

**REQUEST:** Variance request is as follows:  
Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a spring Critical Environmental Feature (CEF).

**STAFF RECOMMENDATION:** Staff recommends this variance with conditions, having determined the findings of fact to have been met.

**STAFF CONDITION:** Remove existing boat dock and access path as specified on plans; restore disturbed areas per City Standard Specification 609S.

## **Staff Findings of Fact**



Watershed Protection Department  
Staff Recommendations Concerning Required Findings

Project Name &  
Case Number: **3336 Mount Bonnell Road**

Ordinance Standard: **Watershed Protection Ordinance**

Variance Request: **LDC 25-8-281(C)(2)(b) - To allow construction within 150 feet of a Spring Critical Environmental Features (CEF) .**

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the CityCode:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**Yes. A variance from 25-8-281(C)(2)(b) allowing for construction of a boat dock and shoreline access has been granted for similarly situated property with approximately contemporaneous development subject to similar code requirements.**

2. The variance:
  - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**Yes. No disturbance of the spring CEFs is proposed. The springs were observed during a drawdown of Lake Austin by Watershed Protection Department staff and currently have no expression above the surface of the water. The new location of the dock is preferential as it has removed the dock from the area between the two springs which was described by staff in their notes as a spring horizon, which is multiple outlets of spring flow along an area.**

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;



**Yes. The variance is the minimum deviation from the code requirement to allow for a reasonable use of the property. The code requires a 150-foot critical environmental feature buffer. This buffer is not being reduced. The scope of the variance is limited to allowing construction activities to occur within a critical environmental feature buffer only for the proposed boat dock and access.**

- c) Does not create a significant probability of harmful environmental consequences.

**Yes. The variance does not create significant harmful environmental consequences. Overland flow from the Limit of Construction will be treated by a sequence of erosion controls. Post construction, all disturbed areas will be revegetated per the City Standard Specification 609S.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**Yes, the variance will result in water quality that is at least equal to the water quality achievable without the variance.**

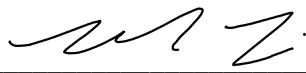
**Staff Recommendation:** Staff recommends the variance as the Findings of Fact have been met, with the staff recommended conditions of removing the existing boat dock and access path as specified on plans and restoring disturbed areas per City Standard Specification 609S.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8- 422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 ( *Critical Water Quality Zone Restrictions* ), after determining that:

1. The criteria for granting a variance in Subsection (A)  
are met; Yes / No N/A
2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;  
Yes / No N/A
3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.  
Yes / No N/A

**Staff Recommendation:** N/A.

Hydrogeologic Reviewer  
(WPD)

  
\_\_\_\_\_  
Radmon Rice

Date: 1/13/2021

Environmental Officer  
(WPD)

  
\_\_\_\_\_  
Chris Herrington

Date: 1/13/2021

## **Applicant Form and Findings of Fact**

October 26, 2020



## ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

### PROJECT DESCRIPTION

#### Applicant Contact Information

Name of Applicant	<i>Meg Clark</i>
Street Address	<i>3336 Mt. Bonnell Road</i>
City State ZIP Code	<i>Austin, TX 78703</i>
Work Phone	<i>c/o Chrissy Short 512-421-0800</i>
E-Mail Address	<i>megelmoreclark@gmail.com</i>

#### Variance Case Information

Case Name	<i>3336 Mt. Bonnell Road</i>
Case Number	<i>SP-2020-0274D</i>
Address or Location	<i>3336 Mt. Bonnell Road</i>
Environmental Reviewer Name	<i>Pamela Abee-Taulli</i>
Environmental Resource Management Reviewer Name	
Applicable Ordinance	<i>LDC 25-8-281(C)(2)(b)</i>
Watershed Name	<i>Lake Austin</i>
Watershed Classification	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> <b>Water Supply Suburban</b> <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

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Edwards Aquifer Recharge Zone	<input checked="" type="checkbox"/> <b>Barton Springs Segment</b> <input type="checkbox"/> Northern Edwards Segment <input type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>
Distance to Nearest Classified Waterway	<i>The boat dock is in Lake Austin.</i>
Water and Waste Water service to be provided by	NA
Request	The variance request is as follows (Cite code references:  <i>To allow construction in a rimrock CEF buffer.</i>

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p><i>3336 Mt. Bonnell Road is a lakefront, 3.1 acre, single-family homesite bounded by Lake Austin on the west, Mt. Bonnell Road on the east, Huck's Slough on the north, and Westwood Country Club on the south. The site contains a home, dock, dock access, a rimrock, and three springs. It was originally developed in the early 20<sup>th</sup> century. Mormon Taylor Springs 1 and 2 are on the western boundary of the property on the Lake Austin shoreline while the rimrock and Huck Slough Spring are on the northern boundary of the property on the ridge above Huck Slough. Two Land Use Commission variances were granted in July of 2015 to allow a CEF on a residential lot and to reduce the rimrock CEF setbacks for the rimrock and Huck Slough spring. Without the variances, the lot wouldn't have been buildable. It was platted shortly after the variances were granted. The entire shoreline is within the setbacks of Mormon Taylor Springs 1 and 2, and the existing dock/dock access are between the two springs. The proposed project entails constructing a new dock and dock access moved north of Mormon Taylor Spring 1 and away from Mormon Taylor Spring 2. The existing dock will be removed and the dock access restored. Attachment 1 contains an aerial photo of the site. The site is heavily vegetated with a slope of about 48% in the Critical Water Quality Zone (CWQZ) bordering the dock location. The vegetation in the CWQZ is dominated by native trees and shrubs. Attachment 2 contains the Proposed Conditions Site Plan and Erosion Controls Sheet for the project. Attachment 3 contains the Basis of Determination for the Findings of Fact, and Attachment 4 contains the Environmental Resource Inventory.</i></p>	

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Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	<i>This project proposes to demolish an existing dock and its access and construct a new dock and access route in a less invasive location to the two springs on the lake Austin shoreline. The demolition of the dock and access as well as the construction of the new dock and access are within 150 ft. of two of the site springs. Please see Attachment 1 for the Proposed Conditions Site Plan and Erosion Controls Sheet.</i>
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## FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project:

Ordinance:

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No Please see Attachment 3, Basis of Determination.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes / No Please see Attachment 3, Basis of Determination.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes / No Please see Attachment 3, Basis of Determination.

- c) Does not create a significant probability of harmful environmental consequences.

Yes / No Please see Attachment 3, Basis of Determination.

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3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes / No Please see Attachment 3, Basis of Determination.

- B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

Not Applicable

1. The criteria for granting a variance in Subsection (A) are met;

Yes / No [provide summary of justification for determination]

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes / No [provide summary of justification for determination]

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes / No [provide summary of justification for determination]

\*\*Variance approval requires all above affirmative findings.



## Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



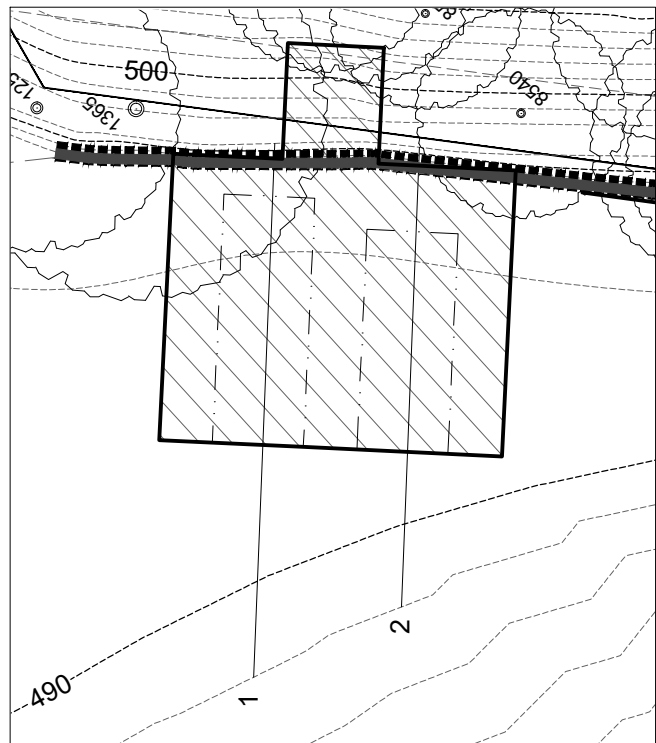
ATTACHMENT 1  
AERIAL SITE PHOTO



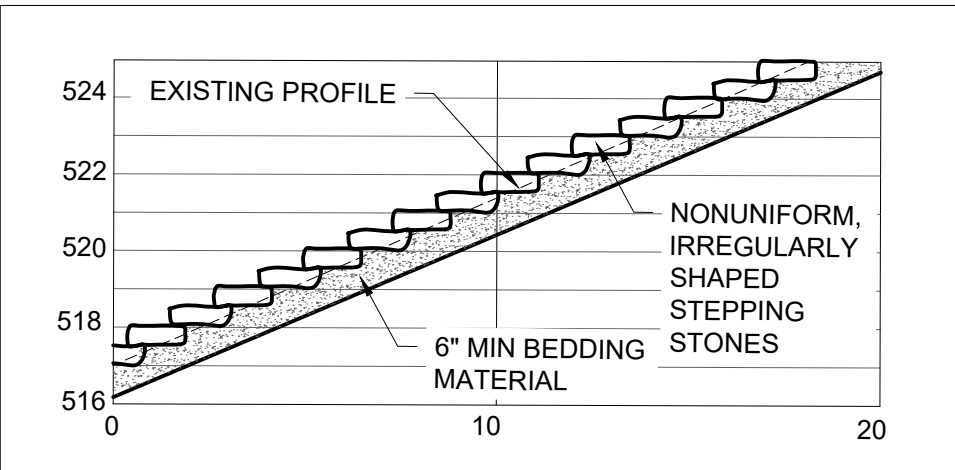
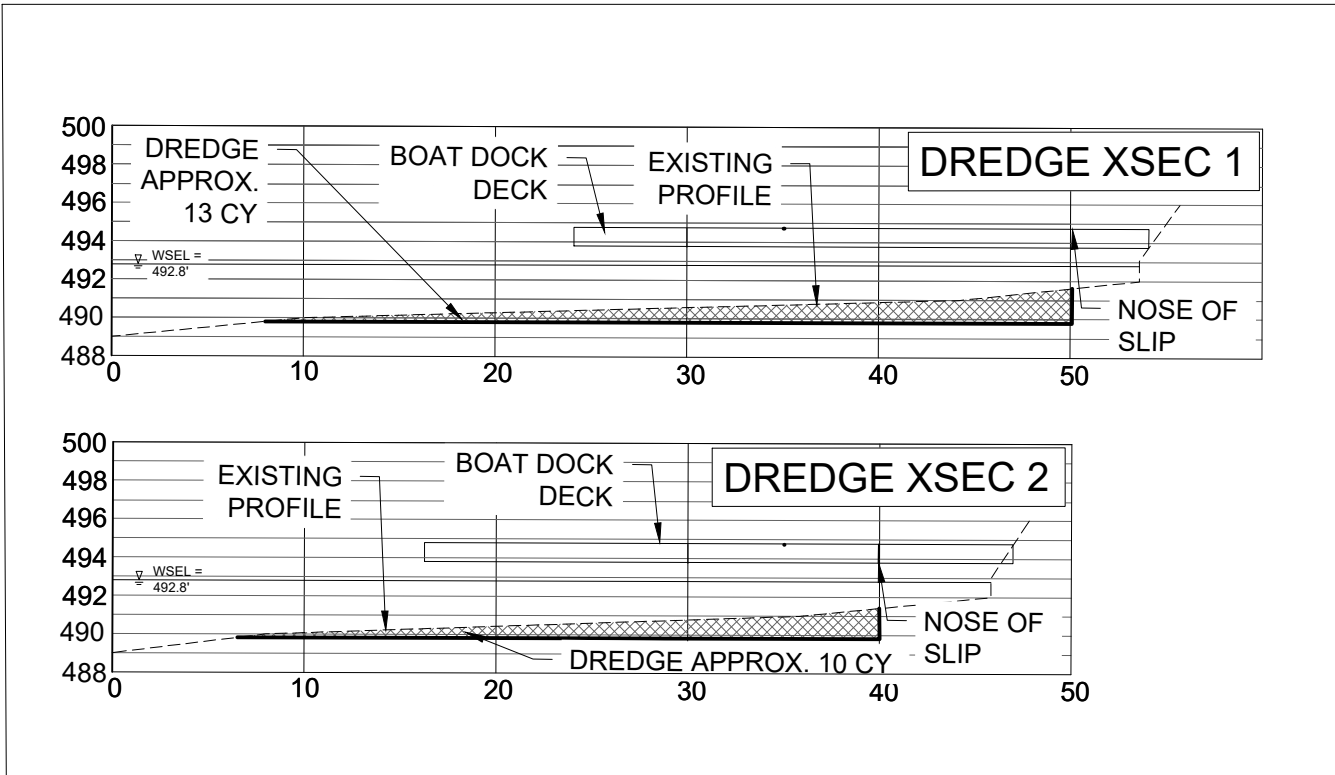
ATTACHMENT 2  
PROPOSED CONDITIONS SITE PLAN SHEET  
AND EROSION CONTROLS



# 3336 MT. BONNELL ROAD



DREDGE XSEC LOCATIONS



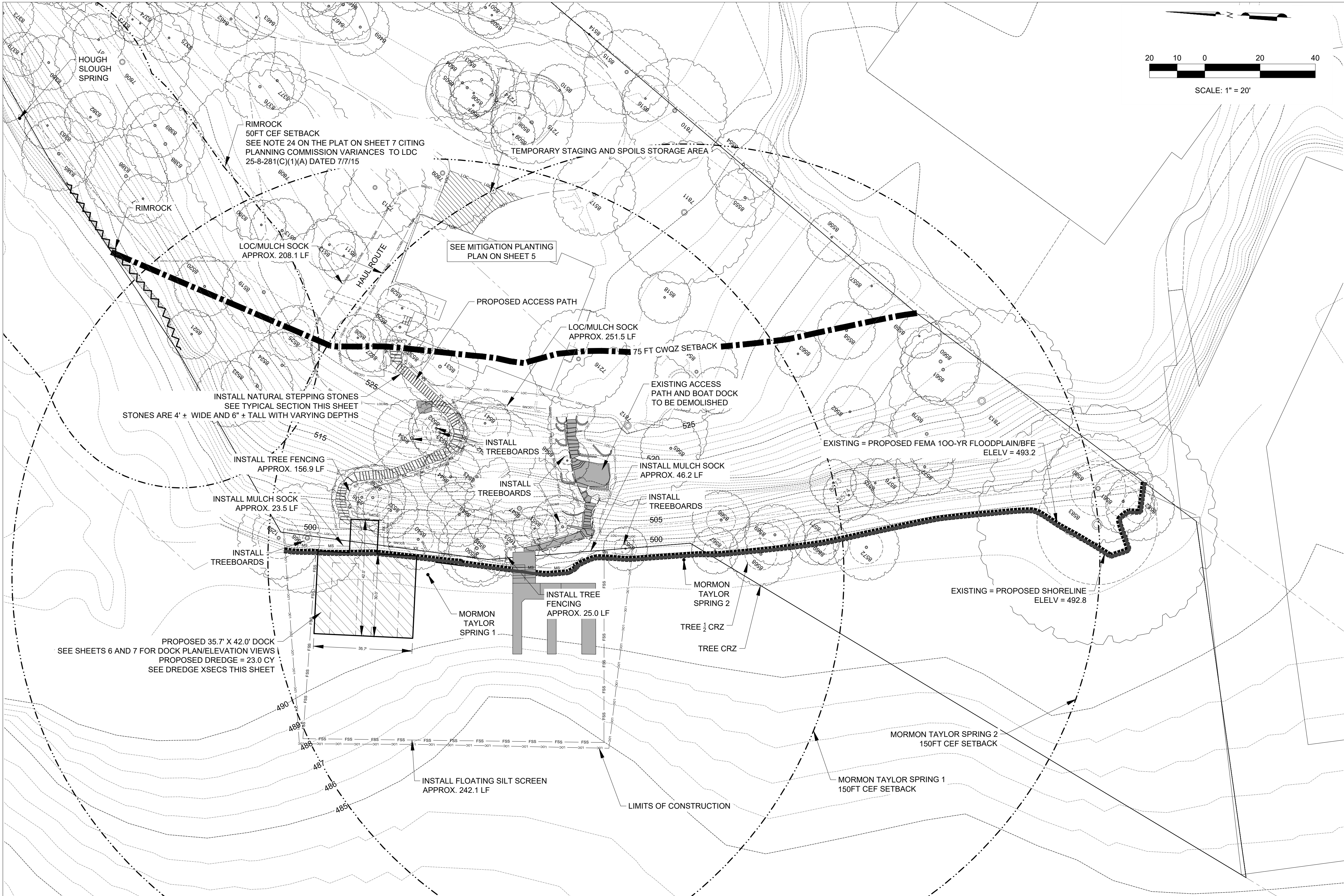
BOAT DOCK ACCESS TYPICAL SECTION

**LEGEND**

- EXISTING SHORELINE
- EXISTING RIMROCK CEF
- EXISTING RIMROCK CEF SETBACK
- CWQZ SETBACK
- FEMA 100-YR FLOODPLAIN/BFE
- TREE PROTECTION
- FLOATING SILT SCREEN
- LIMIT OF CONSTRUCTION
- LIMIT OF CONSTRUCTION/MULCH SOCK
- PROPOSED DOCK
- EXISTING DOCK/ACCESS TO BE DEMOLISHED
- TREE CRITICAL ROOT ZONE AND 1/2 CRZ

EXISTING SHORELINE LENGTH = 343.6'  
ALLOWABLE DOCK WIDTH = 20% OF 343.6' = 68.7'  
PROPOSED DOCK WIDTH = 35.5' = 10.4%  
PROPOSED DOCK DEPTH = 40.1'  
DOCK FOOTPRINT = 1200.0 SF

NOTE:  
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.



PROPOSED CONDITIONS

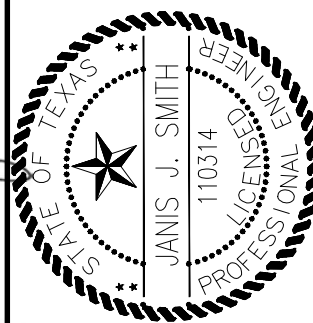
NOTES:

- ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER AND LAND. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOIL STORAGE, WILL BE PERFORMED BY BARGE AND IN THE TEMPORARY STAGING AND SPOILS STORAGE AREA.
- SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
- CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
- FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
- NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
- DOCK SHALL BE AT LEAST 66% OPEN.
- PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
- THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES..
- DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL SITE.
- DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED.

ATTENTION INSPECTOR NOTES:

- COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
- FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
- ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

Janis J. Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

3336 MT. BONNELL ROAD

PROPOSED CONDITIONS DOCK  
LAYOUT/EROSION CONTROL

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 4 of 8



ATTACHMENT 3  
BASIS OF DETERMINATION FOR THE FINDINGS OF FACT

- A. 1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

**YES. The Environmental Commission has recommended every variance application pertaining to LDC 25-8-281(C)(2)(b) for the past five years except one which included a tram.**

2. The variance:

a. Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

**YES. The entire shoreline is within the CEF setback. The existing dock is between the two springs on the Lake Austin shoreline. The replacement dock is sited north of Mormon Taylor Spring 1 and farther away from Mormon Taylor Spring 2. While it's unlikely that runoff from the LOC will reach Mormon Taylor Spring 1, the sediment in the runoff from the limit of construction in the vicinity of Spring 1 will be controlled by two separate erosion controls: either two lines of silt fence or one line of silt fence and one line of mulch sock.**

b. Is the minimum deviation from the code requirement necessary to allow reasonable use of the property;

**YES. A dock cannot be constructed on the lot without obtaining this variance.**

c. Does not create a significant probability of harmful environmental consequences.

**YES. Overland flow from the Limit of Construction will be treated by a sequence of erosion controls. Post construction, all disturbed areas will be revegetated per the COA 609S specification.**

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

**YES. The existing access is in perilous condition and in need of repair. Any repair to the access will require this variance.**

- B. 1. The criteria for granting a variance in Subsection (A) are met:

**YES. Please see answers to A (1), (2), and (3).**

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entirety of the property;

***YES. The existing access is in perilous condition and in need of repair. Any repair to the access will require this variance. Denying the owner the ability to access a dock on the lakefront lot would prevent “a reasonable economic use of the entirety of the property”.***

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property;

***YES. The existing access is in perilous condition and is in need of repair. Any repair to the access will require this variance; so this project “is the minimum deviation from the code”. Denying the owner the ability to access a dock on the lakefront lot would prevent “a reasonable economic use of the entirety of the property”.***

## ATTACHMENT 4

### ENVIRONMENTAL RESOURCE INVENTORY



**City of Austin – Environmental Resource Inventory (ERI)**  
**3336 Mount Bonnell Road**  
**Travis County, Texas**

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December 12, 2019, revised October 5, 2020

By:  
**DESCO Environmental Consultants, LP**  
**26902 Nichols Sawmill Road**  
**Magnolia, Texas 77355**



## Environmental Resource Inventory

For the City of Austin  
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 3336 Mount Bonnell Road
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 121744
3. ADDRESS/LOCATION OF PROJECT: 3336 Mount Bonnell Road
4. WATERSHED: Austin-Travis Lakes
5. THIS SITE IS WITHIN THE (Check all that apply)
 

Edwards Aquifer Recharge Zone* (See note below) .....	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> No
Edwards Aquifer Contributing Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Edwards Aquifer 1500 ft Verification Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No
Barton Spring Zone* .....	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> No

\*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

**Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.**

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐ YES\*\* ☒ NO  
 If yes, then check all that apply:
  - ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
  - ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
  - ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
  - ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

**\*\* If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**
7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐ YES\*\*\* ☒ NO  

**\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**
8. There is a total of 4 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

3 \_\_\_\_\_ (#'s) Spring(s)/Seep(s)      0 \_\_\_\_\_ (#'s) Point Recharge Feature(s)      0 \_\_\_\_\_ (#'s) Bluff(s)  
 1 \_\_\_\_\_ (#'s) Canyon Rimrock(s)      0 \_\_\_\_\_ (#'s) Wetland(s)

**Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.**

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ **Site Specific Geologic Map with 2-ft Topography**
- ☒ **Historic Aerial Photo of the Site**
- ☒ **Site Soil Map**
- ☒ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- ☒ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**  
(Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☒ **Critical Water Quality Zone (CWQZ)**
- ☒ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

**Surface Soils** on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Brackett soils and Urban land, 12 to 30 percent slopes	D	1.0
Gaddy soils and Urban land, 0 to 1 percent slopes, occasionally flooded	A	5.0
Eckrant soils and Urban land, 18 to 40 percent slopes	D	2.5
Urban land and Brackett soils, 1 to 12 percent slopes	C	1.5

**\*Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

\*\*Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

The property is generally gently sloped from northeast to southwest toward the Colorado River/Lake Austin until approximately 100 feet from the shoreline, where the slope becomes much greater (up to 60-80%) in the Austin-Travis Lakes watershed, downstream of Lake Travis. The property also has a swale drainage in the central portion of the property that run from the southeast to northwest and empties into Huck's slough, northwest of the property. Mt Bonnell Rd borders the property to the northeast, a similar residential property borders the property to the northwest, and Westwood Country Club borders the property to the southeast. Lake Austin abuts the property along the southwestern boundary. Along with the main residence, one outbuilding/garage is located to the east of the main residence, and one covered boat slip/deck is located on the lake. One canyon rimrock CEF was observed just off the property (rimrock2) (Figure 3). No springs could be found during the site visit, but the City has requested three springs be included which were previously identified (Figure 3).

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity	Glen Rose Formation	Cretaceous
Comanche Peak	Fredericksburg Group	Comanchean

**Brief description of site geology** *(Attach additional sheets if needed):*

Fredericksburg Group - Edwards Limestone (EL), limestone, dolomite, and chert; limestone aphanitic-fine grained, massive-thin bedded, hard, brittle, in part rudistid biostromes, much milliolid biosparite; dolomite fine-very fine grained, porous, medium greygreish brown; chert, nodules & plates common, varies in amount from bed to bed, some intervals free of chert, mostly white-light grey; in zone of weathering considerably recrystallized, honeycombed, & cavernous forming an aquifer, forms flat areas and plateaus bordered by scarps; thickness 60-350 ft, thins northward. Comanche Peak Limestone, fine-very fine grained, fairly hard, nodular, light grey, weathers white, extensively burrowed fillings slightly coarser & darker, typically crops out in scarp face beneath EL; thickness up to 80 ft, feathers out southward near Williamson-Travis County line. Keys Valley Marl (KVM), soft white; marine megafossils include *Exogyra texana*, *Gryphaea mucronata*, & other pelecypods, ammonites, gastropods, & echinoids; thickness up to 50 ft, feathers out southward near Williamson-Travis County line. Cedar Park Limestone lithologically & faunally similar to Comanche Peak Limestone; thickness 40 ft, south of Williamson-Travis County line upper part interfingers EL & lower part is mapped with Bee Cave Marl (BCM). BCM is lithologically and faunally similar to KVM, except *Exogyrotexana* are more abundant and ammonites are scarce; thickness 25-40 ft.

Glen Rose Formation- limestone, dolomite, and marl subdivided into two units by *Corbula* bed C; alternating resistant and recessive beds forming stairstep topography; limestone aphanitic to fine grained, hard to soft and marly, light gray to yellowish gray; dolomite, fine grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids, thickness of Glen Rose Formation is about 380 feet

**Wells** – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are  $\frac{0}{0}$  (#) wells present on the project site and the locations are shown and labeled  
 $\frac{0}{0}$  (#'s) The wells are not in use and have been properly abandoned.  
 $\frac{0}{0}$  (#'s) The wells are not in use and will be properly abandoned.  
 $\frac{0}{0}$  (#'s) The wells are in use and comply with 16 TAC Chapter 76.  
 There are  $\frac{0}{0}$  (#'s) wells that are off-site and within 150 feet of this site.

# 11. THE VEGETATION REPORT – Provide the information requested below:

## Brief description of site plant communities *(Attach additional sheets if needed):*

The site is almost entirely forested with the dominant species being Ashe juniper (*Juniperus ashei*), live oak (*Quercus virginiana*), cedar elm (*Ulmus crassifolia*), sugar-berry (*Celtis laevigata*), and Texas mountain laurel (*Sophora secundiflora*). No hydrophytic vegetation/wetlands were observed on the property. One clump of *alocasia/colocasia* sp. (no wetland indicator status listed) was observed near the shoreline, but this area was not determined to contain hydric soils or wetland hydrology, so this area was not considered a wetland.

There is woodland community on site ..... ☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Ashe Juniper	<i>Juniperus ashei</i>
Live Oak	<i>Quercus virginiana</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Sugar-berry	<i>Celtis laevigata</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>

There is grassland/prairie/savanna on site..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site ..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

**12. WASTEWATER REPORT** – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)  
☒ City of Austin Centralized sewage collection system  
☐ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☒ YES ☐ NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

☒ YES ☐ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

All wastewater will be disposed of in the City of Austin Centralized sewage collection system.

**13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.**

Date(s) ERI Field Assessment was performed: December 3, 2019

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Christopher Little

281-252-9799

Print Name

Telephone

clittle@descoenv.com

Signature

Email Address

DESCO Environmental Consultants, LP

Dec 12, 2019, revised Oct 5, 2020

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

*Richard W. Little*  
10-7-2020  
Soil Science License #3244

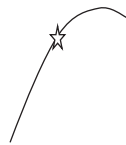
## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

5	Primary Contact Name:	Christopher Little
6	Phone Number:	281 252 9799
7	Prepared By:	Christopher Little
8	Email Address:	clittle@descoenv.com

[illegible]

City of Austin Use Only CASE NUMBER:	
---	--

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.



Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

### Accuracy

☐ sub-meter ☐

☐ meter ☐

☐ > 1 meter ☐

Professional Geologists apply seal below



## **List of Attachments for the Environmental Resource Inventory Form**

Figure 1: Site Specific Geological Map with 2' Topography

Figure 2: Historical Aerial Imagery

Figure 3: Site Soils Map

Figure 4: Critical Environmental Features and Well Locations

Figure 5: CWQZ and Fully Developed Floodplain Map




Figure 6: 3336 Mount Bonnell Road - ERI Site Photos





**Figure 1: Site Specific Geologic Map with 2' Topography**  
 3336 Mt. Bonnell Rd.

**Legend**

-  2' Contours (CoA)
-  Geologic Atlas of Texas - 250K (TNRIS)
-  Parcel of Interest (CoA)

*Travis County, Texas*

Map Base: 2019 NC Stratmap CAP Area Imagery from TNRIS  
 Map Datum: NAD 1983 UTM Zone 14N, meters  
 Map Date: December 4, 2019

N  
 1:1,400



0 50 100 200  
 Feet





Figure 2: Historical Aerial Imagery  
3336 Mt. Bonnell Rd.

*Travis County, Texas*

Map Base: 1996 TOP CIR Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: December 4, 2019

## Legend

 Parcel of Interest (CoA)

N  
1:1,400



0 50 100 200  
Feet





## Legend

- Parcel of Interest (CoA)
- Soils (USDA/NRCS)

**Figure 3: Site Soils Map**  
3336 Mt. Bonnell Rd.

*Travis County, Texas*

Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: December 4, 2019



1:1,400



0 50 100 200 Feet





**Figure 4: Critical Environmental Features and Well Locations**  
3336 Mt. Bonnell Rd.

*Travis County, Texas*

Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: September 14, 2020

**Legend**

- 2' Contours (CoA)
- Springs and Seeps (CoA)
- Canyon Rimrock (CoA/DESCO)
- 50' Spring and Seep Buffer
- 150' Spring & Seep Buffer
- 50' Canyon Rimrock Buffer
- Parcel of Interest (CoA)

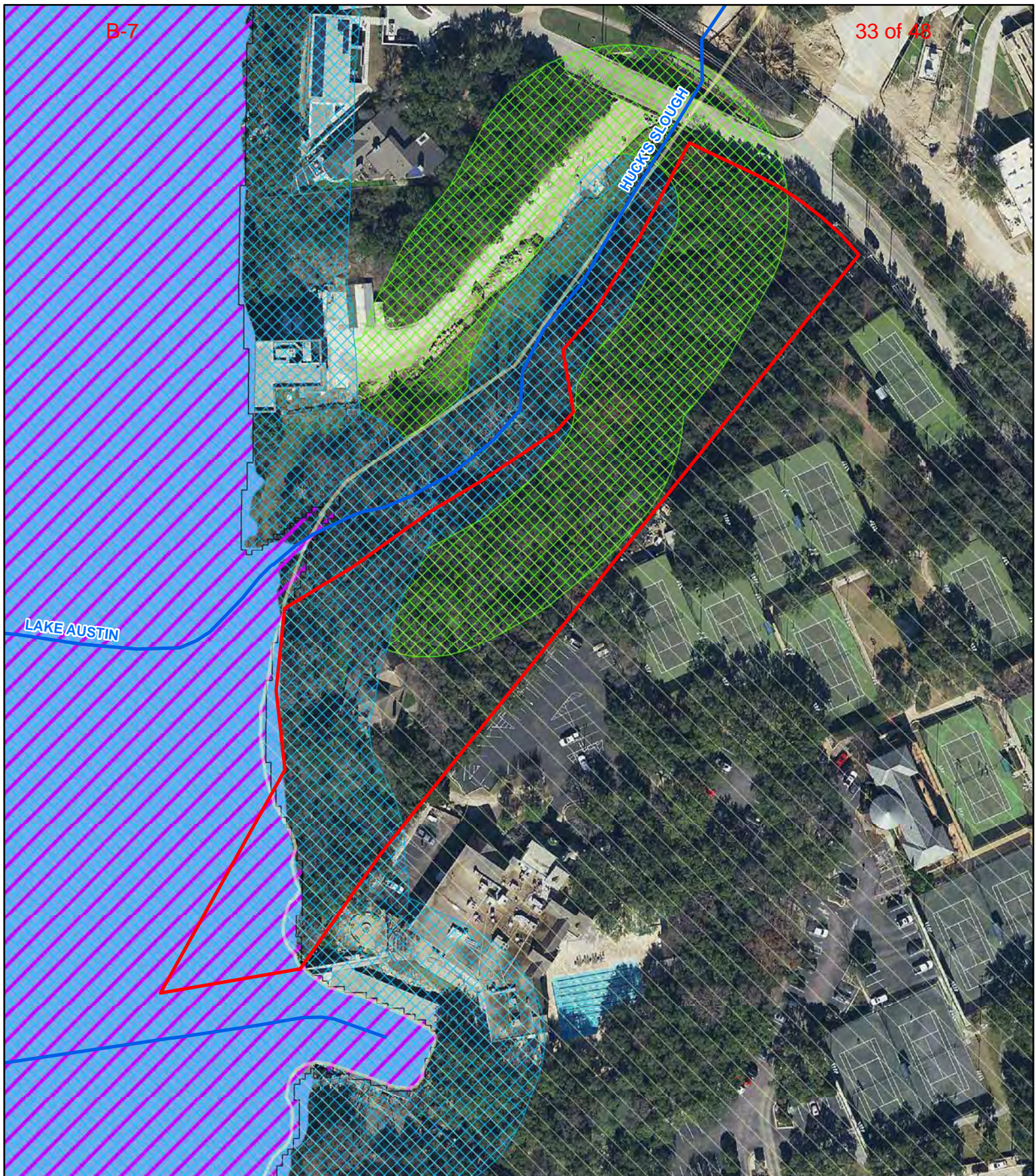
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0 50 100 200 Feet





### Legend

- Parcel of Interest (CoA)
- Waterways (CoA)
- Austin Fully Developed Floodplain (CoA)
- CWQZ (CoA)
- WQTZ (CoA)
- Lakes (CoA)
- Edwards Aquifer Recharge Zone

**Figure 5: CWQZ and Fully Developed Floodplain Map**  
3336 Mt. Bonnell Rd.

*Travis County, Texas*

Map Base: 2019 Stratmap CAP Aerial Imagery from TNRIS  
Map Datum: NAD 1983 UTM Zone 14N, meters  
Map Date: December 4, 2019



1:1,400



0 50 100 200 Feet



**Figure 6. 3336 Mount Bonnell Road ERI Site Photos**



**Photo 1: Front area of the property adjacent to Mount Bonnell Road. Photo was taken from Mount Bonnell Road facing southwest.**



**Photo 2: Front area of the property adjacent to Mount Bonnell Road. Photo was taken from the property driveway near Mount Bonnell Road facing southwest.**





**Photo 3: Central portion of the property with bridge over swale drainage. Photo was taken from the central portion of the property facing northwest toward Huck's Slough.**



**Photo 4: South central portion of the property. Photo was taken from the south-central portion of the property facing the main residence toward the west.**





**Photo 5: South-central portion of the property. Photo was taken from the south-central portion of the property facing the outbuilding/garage toward the northeast.**



**Photo 6: Back area of the property near Lake Austin. Photo was taken from the southwestern portion of the property facing west toward the boat dock.**





**Photo 7: Representative photo showing shoreline without wetlands. Photo was taken from the boat docks on the southwestern portion of the property facing northeast. No springs could be located along the shoreline or anywhere on the property. Three previously identified springs were added to the ERI at the City's request.**



**Photo 8: Rocky area determined not to be a rimrock by the City on the southwestern portion of the property. Photo is facing north.**





**Photo 9: Canyon Rimrock (rimrock2) located just north of the property. Photo was taken just north of the property facing northeast.**



**Photo 10: Outbuilding/garage on the south-central area of the property. Photo was taken from the south-central portion of the property facing north, east of the main residence.**



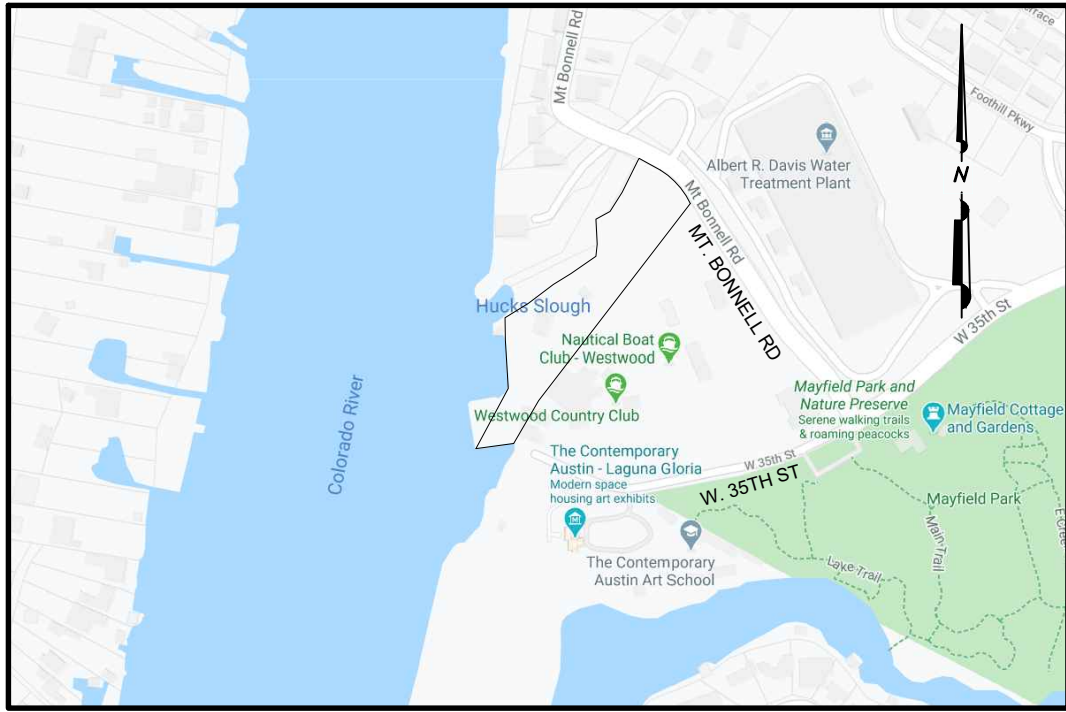
# 3336 MT. BONNELL ROAD

## OWNER:

MEG CLARK  
3336 MT. BONNELL ROAD  
AUSTIN, TX 78703

## ENGINEER:

JANIS J. SMITH, P.E.  
JANIS SMITH CONSULTING, LLC  
1505 WESTOVER RD  
AUSTIN, TEXAS 78703  
PHONE (512) 914-3729



MAPSCO Map 521V City Grid B28  
VICINITY MAP  
NTS

### CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

Appendix: P-2 (3/28/2011)

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Austin Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
  - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
  - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
  - Wounds to exposed roots, trunk or limbs by mechanical equipment;
  - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip-lines may be permitted in the following cases:
  - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
  - Where permeable paving is to be installed within a tree's drip-line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
  - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
  - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 512-974-1876 to discuss alternatives.

**SPECIAL NOTES:** For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 feet (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- All roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 4 inches shall be permitted within the drip-line of trees. No soil is permitted on the root flare of any tree.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
- Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.

### STANDARD SEQUENCE OF CONSTRUCTION

Appendix: P-4 (3/28/2011)

- The following is a sequence of construction shall be used for all development.
- Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan. Install tree protection and initiate tree mitigation measures. (as needed)
  - Install natural area protection and floating silt screen. (as required)
  - The Environmental Project Manager or Site Supervisor must contact the Planning & Development Review Department, Environmental Inspection, at (512) 974-2278, 72 hours prior to the scheduled date of the required on-site preconstruction meeting.
  - A pre-construction meeting with Environmental Inspector is required prior to any site disturbance.
  - Temporary erosion and sedimentation controls will be revised, if needed, to comply with City Inspectors' directives, and revised construction schedule relative to the erosion plan.
  - Construction access from water and land.
  - Begin demolition of existing dock and construction of new dock and dock access.
  - All loose soil and rock shall either be removed from the site or consolidated, stabilized and revegetated.
  - Complete construction and start revegetation of the site.
  - Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the Planning & Development Review Department indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate City Inspector.
  - Obtain final inspection release once vegetation has 95% coverage.
  - After a final inspection has been conducted by the City Inspector and with approval from the City Inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls.

### AUSTIN ENERGY NOTES:

- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- Any relocation of electric facilities shall be at Landowner's/Developer's expense.

## REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

All areas disturbed within the shoreline setback shall be restored in accordance with site plan notes and plant species listed and in accordance with City of Austin Specification 609S.

All disturbed areas shall be restored as noted in erosion control & restoration notes.

**WATERSHED STATUS:** This site is located in LAKE AUSTIN watershed, is classified as a WATER SUPPLY SUBURBAN watershed and shall be developed, constructed and maintained in conformance with Chapter 25 of the Land Development Code.

**SMART GROWTH ZONE:** Drinking Water Protection Zone

**FLOODPLAIN INFORMATION:** This project is within the 100-year flood plain as shown on the F.E.M.A. panel 48453C0435J effective JANUARY 6, 2016.

**LEGAL DESCRIPTION:** LOT 1 CASWELL ESTATES

**ADDRESS:** 3336 MT. BONNELL DR. AUSTIN, TX 78746

**ZONING:** SF3

**USE:** Accessory Use to Principal Single-Family Residence at 912 BLANCO STREET, AUSTIN, TX 78703

Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not the application is reviewed for Code compliance by City engineers.

Site Plan subject to City of Austin Watershed Protection Regulations.

**PROJECT DESCRIPTION:** The project consists of the construction of a new dock and the demolition of the existing dock.

## Related Cases:

A FORMAL VARIANCE TO LDC 25-8-281(C)(1)(a) WAS GRANTED TO ALLOW CONSTRUCTION OF A BOAT DOCK, SHORELINE ACCESS AND SHORELINE MODIFICATION WITHIN A CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER ON XX-XX-XXXX.

## Plan Sheet List

- COVER SHEET & NOTES
- EXISTING CONDITIONS SITE PLAN
- TREE LIST
- PROPOSED CONDITIONS DOCK LAYOUT/EROSION CONTROL
- DETAILS
- PROPOSED DOCK PLANS
- PROPOSED DOCK ELEVATIONS
- PLAT

## Approved By:

For Director - Development Services Department \_\_\_\_\_ Date \_\_\_\_\_

SP-2020-0274D

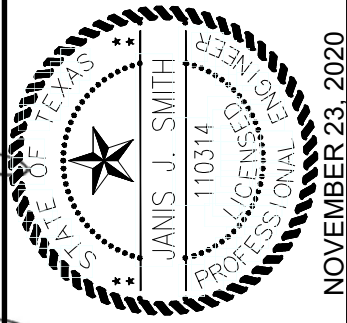
Permit Number

JULY 7, 2020

Submittal Date

All responsibility for the adequacy of these plans remain with the engineer who prepared them. In approving these plans, the City of Austin must rely upon the adequacy of the work of the design engineer.

Janis J. Smith



Janis Smith Consulting, LLC



1505 Westover Road • Austin, Texas 78703 • 512-914-3729

Texas Board of Professional Engineers Registration Number F-16978

3336 MT. BONNELL ROAD

COVER SHEET & NOTES

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 1 of 8

1

SP-2020-0274D





# 3336 MT. BONNELL ROAD


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 04°48'04" E	75.56'
L2	N 57°37'50" E	74.50'
L3	N 53°28'04" E	84.97'
L4	N 57°42'59" E	56.62'
L5	N 55°46'41" E	82.28'
L6	N 39°54'41" E	23.50'
L7	N 10°40'26" W	57.82'
L8	N 40°44'33" E	44.21'
L9	N 29°46'11" E	76.46'
L10	N 26°35'52" E	99.61'
L11	N 33°22'47" E	3.46'
L12	S 65°33'51" E	67.61'
L13	S 37°39'46" W	705.04'
L14	S 33°54'56" W	127.77'
L15	S 79°16'47" W	130.23'
L16	N 28°17'04" E	234.68'
L17	N 07°22'13" W	73.57'


CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	275.00'	120.76'	S 52°55'16" E	119.79'


LEGEND


 EXISTING SHORELINE


 EXISTING RIMROCK CEF


 EXISTING RIMROCK CEF SETBACK


 CWQZ SETBACK


 FEMA 100-YR FLOODPLAIN/BFE


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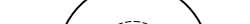
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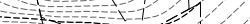
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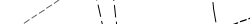
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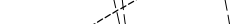
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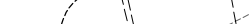
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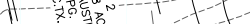
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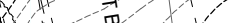
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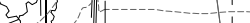
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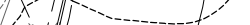
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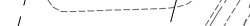
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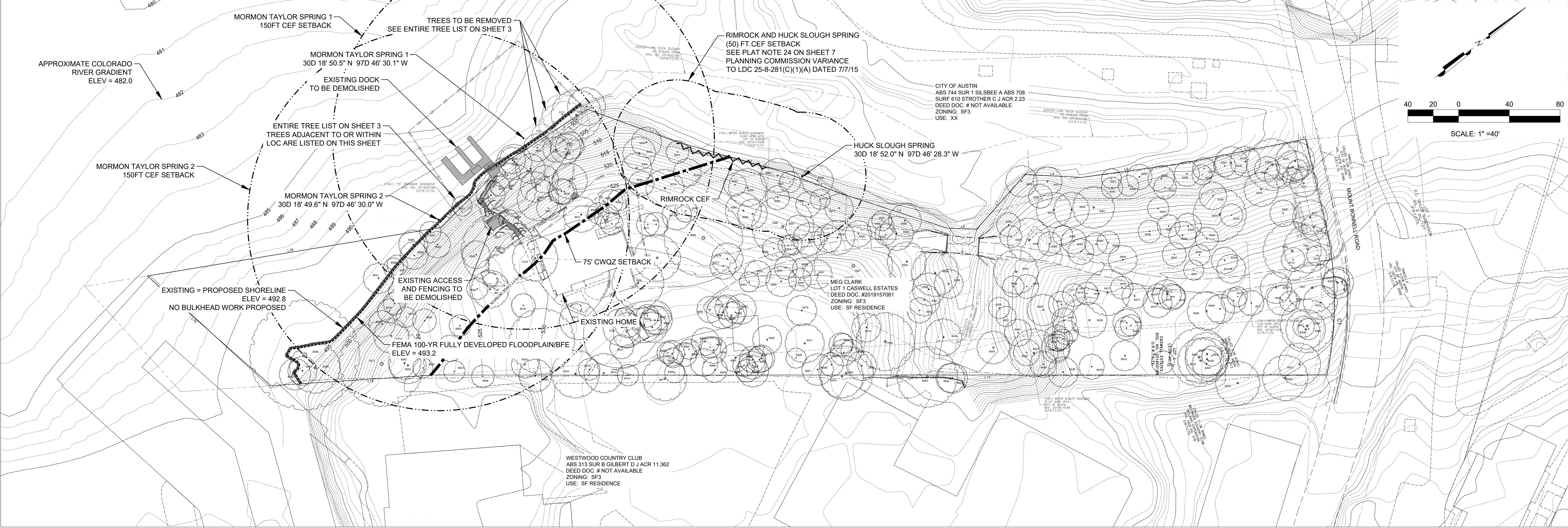
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 TREE CRITICAL ROOT ZONE AND 1/2 CRZ



EXISTING CONDITIONS

Janis J. Smith



Janis Smith Consulting, LLC

1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

3336 MT. BONNELL ROAD

EXISTING CONIDITIONS SITE PLAN

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 2 of 8



# 3336 MT. BONNELL ROAD

TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE
957	17.5"	LIVE OAK
1253	15"	PALM
1364 ★	20"	PALM
1365	20"	PALM
1603	12"	PALM
7213	18.5"	CEDAR ELM
7214	14"	LIVE OAK
7215	15"	LIVE OAK
7216	18"	UNKNOWN
7801	MULTI-TRUNK: 9" 9" 6" 4.5" 2.5"	SPANISH OAK
7802	MULTI-TRUNK: 16" 14.5"	LIVE OAK
7803	MULTI-TRUNK: 12.5" 8" 5"	CEDAR
7804	MULTI-TRUNK: 16.5"13.5"	SHIN OAK
7805	MULTI-STEM: 16"11"	LIVE OAK
7806	MULTI-TRUNK: 19.5" 10.5"	LIVE OAK
7807	31"	LIVE OAK
7808	MULTI-TRUNK: 24" 13.5"	LIVE OAK
7809	20.5"	CEDAR ELM
7810	19"	CEDAR
7811	MULTI-STEM: 18.5" 14.5"	LIVE OAK
7812	29"	LIVE OAK
7813	33.5"	LIVE OAK
8301	MULTI-TRUNK: 9" 7"	LIVE OAK
8302	MULTI-TRUNK: 7.5" 6"	LIVE OAK
8303	MULTI-TRUNK: 9" 4.5" 2.5" 2"	RED OAK
8304	MULTI-STEM: 12" 10.5" 8"	LIVE OAK
8305	8.5"	LIVE OAK
8306	MULTI-TRUNK: 11" 9.5"	LIVE OAK
8307	8.5"	LIVE OAK
8308	8"	CEDAR
8309	12"	CEDAR
8310	12.5"	CEDAR
8311	10"	CEDAR
8312	8"	CEDAR
8313	10"	CEDAR
8314	8"	CEDAR
8315	MULTI-STEM: 6.5" 6"	CEDAR
8316	10"	CEDAR
8317	MULTI-TRUNK: 10" 7.5"	CEDAR
8318	11.5"	CEDAR
8319	10.5"	CEDAR
8320	10.5"	CEDAR
8321	11"	CEDAR
8322	8"	CEDAR
8323	8"	CEDAR
8324	13"	CHINABERRY
8325	MULTI-TRUNK: 10.5" 10"	CHINABERRY
8326	MULTI-TRUNK: 5" 5" 3.5"	LIGUSTRUM
8327	MULTI-TRUNK: 6" 3" 3"2"	LIGUSTRUM
8328	20.5"	LIVE OAK
8329	12"	CEDAR
8330	13"	CHINABERRY
8331	MULTI-STEM: 4" 3.5" 3.5" 2.5"	LIGUSTRUM
8332	13.5"	LIVE OAK
8333	MULTI-TRUNK: 7" 4"	CEDAR
8334	MULTI-TRUNK: 14.5" 13"	LIVE OAK
8335	11"	HACKBERRY
8336	MULTI-TRUNK: 5.5" 5"	LIGUSTRUM
8337	9"	CEDAR ELM
8338	10"	SHIN OAK
8339	10.5"	SHIN OAK
8340	9"	CEDAR
8341	8.5"	CEDAR
8342	9"	CEDAR

TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE
8343	MULTI-TRUNK: 8.5" 5"	CEDAR
8344	MULTI-STEM: 8" 5"	CEDAR
8345	MULTI-TRUNK: 7" 4.5"	CEDAR
8346	MULTI-STEM: 6" 5"	CEDAR
8347	MULTI-TRUNK: 6.5" 6"	CEDAR
8348	9"	CEDAR
8349	MULTI-TRUNK: 6" 4.5"	LIGUSTRUM
8350	10"	CEDAR ELM
8351	8"	HACKBERRY
8352	MULTI-TRUNK: 6.5" 4"	LIGUSTRUM
8354	17.5"	RED OAK
8355	8.5"	CEDAR
8356	9.5"	CEDAR
8358	18.5"	LIVE OAK
8359	11.5"	CEDAR ELM
8360	13"	CEDAR ELM
8361	12.5"	SHIN OAK
8362	10"	SHIN OAK
8363	15.5"	HACKBERRY
8364	MULTI-STEM: 11"5"	SPANISH OAK
8365	8.5"	CEDAR ELM
8366	13"	CEDAR ELM
8367	8"	RED OAK
8368	10.5"	RED OAK
8369	10.5"	LIVE OAK
8370	MULTI-TRUNK: 9.5"8.5"	CEDAR
8371	11"	CEDAR
8372	MULTI-STEM: 10"5.5"	CEDAR
8373	8"	CEDAR
8374	8"	CEDAR
8375	9"	CEDAR ELM
8376	12.5"	CEDAR
8377	10.5"	CEDAR
8378	MULTI-TRUNK: 8" 3.5" 3"	LIGUSTRUM
8379	8"	CEDAR
8380	10"	HACKBERRY
8381	9.5"	CEDAR
8382	9.5"	LIVE OAK
8383	8.5"	SHIN OAK
8384	12.5"	CEDAR ELM
8385	13.5"	CEDAR ELM
8386	15"	SHIN OAK
8387	9"	HACKBERRY
8388	MULTI-TRUNK: 10.5" 7.5"	CEDAR
8389	MULTI-TRUNK: 8.5" 6.5"	SHIN OAK
8390	9"	CEDAR ELM
8391	16.5"	SHIN OAK
8392	9"	CEDAR
8393	MULTI-STEM: 7" 6"	CEDAR
8394	8"	CEDAR
8395	9.5"	CEDAR
8396	MULTI-TRUNK: 12.5" 9.5"	LIVE OAK
8397	MULTI-STEM: 6" 5.5"	LIGUSTRUM
8398	9.5"	RED OAK
8399	12.5"	CEDAR ELM
8400	9.5"	RED OAK
8401	11.5"	CEDAR
8402	MULTI-TRUNK: 10" 8"	SHIN OAK
8403	MULTI-TRUNK: 10" 8"	SHIN OAK
8404	MULTI-TRUNK: 7" 6.5"	SHIN OAK
8405	9"	CEDAR
8406	11.5"	LIVE OAK
8407	8"	CEDAR
8408	11.5"	CEDAR

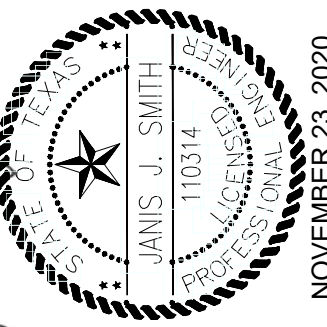
TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE
8409	MULTI-TRUNK: 8" 8" 6.5"	LIVE OAK
8410	9.5"	LIVE OAK
8411	10.5"	LIVE OAK
8412	11.5"	LIVE OAK
8413	8"	LIVE OAK
8414	MULTI-TRUNK: 8" 3.5" 3.5"	LIGUSTRUM
8415	10"	CEDAR
8416	MULTI-STEM: 5" 4.5" 3.5"	LIGUSTRUM
8417	MULTI-TRUNK: 7" 7" 6" 5" 4.5"	CEDAR
8418	9"	CEDAR
8419	9"	CEDAR
8420	MULTI-STEM: 5.5" 4" 3.5"	CEDAR ELM
8421	11"	CEDAR
8422	8.5"	CEDAR
8423	MULTI-TRUNK: 11.5" 10.5"	LIVE OAK
8424	MULTI-TRUNK: 11" 7" 7"	LIVE OAK
8425	17.5"	CEDAR ELM
8426	8"	LIVE OAK
8427	MULTI-STEM: 14" 6.5"	LIVE OAK
8428	MULTI-STEM: 13" 8.5"	LIVE OAK
8429	11.5"	LIVE OAK
8430	MULTI-TRUNK: 14.5" 7"	LIVE OAK
8431	MULTI-STEM: 12.5" 11.5" 10"	LIVE OAK
8432	9"	CEDAR
8433	12"	CEDAR
8434	14"	LIVE OAK
8435	MULTI-STEM: 5" 3.5" 3.5" 3"	LIGUSTRUM
8436	12"	CHINABERRY
8437	MULTI-TRUNK: 6.5" 6"	LIVE OAK
8438	MULTI-TRUNK: 8" 7"	LIVE OAK
8439	MULTI-STEM: 5.5" 5"	LIGUSTRUM
8440	8"	LIGUSTRUM
8441	MULTI-TRUNK: 6" 5" 3.5"	LIGUSTRUM
8442	MULTI-STEM: 7" 5.5"	LIGUSTRUM
8443	MULTI-STEM: 5.5" 4.5" 4"	LIGUSTRUM
8444	MULTI-TRUNK: 7" 6.5"	CEDAR
8445	13"	LIGUSTRUM
8446	MULTI-STEM: 10" 5"	CEDAR
8447	MULTI-STEM: 10" 9" 9"	LIVE OAK
8448	10.5"	LIVE OAK
8449	10.5"	HACKBERRY
8450	MULTI-STEM: 8" 5.5"	LIGUSTRUM
8451	8"	CEDAR
8452	8.5"	CEDAR
8453	12"	HACKBERRY
8454	11.5"	HACKBERRY
8455	24"	HACKBERRY
8456	14.5"	SHIN OAK
8457	11.5"	CEDAR ELM
8458	8"	RED OAK
8459	9"	CEDAR ELM
8460	12"	CEDAR ELM
8461	9"	CEDAR
8462	10.5"	CEDAR ELM
8463	8"	CEDAR ELM
8464	12"	CEDAR
8465	9"	LIVE OAK
8466	10.5"	LIVE OAK
8467	10"	LIVE OAK
8468	13"	CEDAR ELM
8469	10.5"	CEDAR ELM
8470	12"	CEDAR
8471	15.5"	CEDAR ELM
8472	9.5"	CHINABERRY

TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE
8473	8"	LIVE OAK
8474	11.5"	CEDAR ELM
8475	8"	CEDAR
8476	8.5"	LIVE OAK
8477	10.5"	LIVE OAK
8478	MULTI-TRUNK: 6.5" 5" 3.5" 2"	LIGUSTRUM
8479	17"	LIVE OAK
8480	9.5"	LIVE OAK
8481	12.5"	CHINABERRY
8482	8"	CHINABERRY
8483	11.5"	CEDAR
8484	10.5"	CEDAR ELM
8485	10.5"	LIVE OAK
8486	10.5"	LIVE OAK
8487	11"	LIVE OAK
8488	12.5"	LIVE OAK
8489	9"	HACKBERRY
8490	9"	LIVE OAK
8491	11.5"	LIVE OAK
8492	10.5"	LIVE OAK
8493	8.5"	CEDAR ELM
8494	11"	LIVE OAK
8495	MULTI-TRUNK: 5.5" 5" 4"	LIGUSTRUM
8496	11"	LIVE OAK
8497	8"	CEDAR
8498	9.5"	LIVE OAK
8499	8"	CEDAR
8500	8"	LIVE OAK
8501	10"	LIVE OAK
8502	8.5"	CEDAR ELM
8503	12"	LIVE OAK
8504	11.5"	LIVE OAK
8505	11.5"	LIVE OAK
8506	8.5"	LIVE OAK
8507	9"	LIVE OAK
8508	10"	LIVE OAK
8509	MULTI-STEM: 7"2"	MOUNT LAUREL
8510	9.5"	CEDAR ELM
8511	9"	HACKBERRY
8512	9.5"	CEDAR ELM
8513	MULTI-TRUNK: 6.5"5.5"5"	LIGUSTRUM
8514	8.5"	LIVE OAK
8515	15.5"	LIVE OAK
8516	8.5"	CEDAR ELM
8517	15"	CEDAR ELM
8518	9.5"	CEDAR ELM
8519	MULTI-TRUNK: 10"10"	CEDAR ELM
8520	11"	SPANISH OAK
8521	9"	CEDAR ELM
8522	12"	CEDAR ELM
8523	13"	CEDAR ELM
8524	12"	CEDAR ELM
8525	10"	HACKBERRY
8526	8.5"	SPANISH OAK
8527	9.5"	SPANISH OAK
8528	9"	SPANISH OAK
8529	10"	SPANISH OAK
8530	8.5"	SPANISH OAK
8531	14"	CEDAR ELM
8532	10"	SPANISH OAK
8533	10"	SPANISH OAK
8534	14"	CEDAR ELM
8535	11"	HACKBERRY
8536	12"	HACKBERRY

TREE LIST		
TREE #	CALIPER SIZE	TREE TYPE
8537	10"	HACKBERRY
8538 ★	MULTI-TRUNK: 11.5" 4.5" 4.5"	LIGUSTRUM
8539 ★	8.5"	HACKBERRY
8540	MULTI-STEM: 8" 6"	HACKBERRY
8541	9.5"	HACKBERRY
8542	MULTI-TRUNK: 11" 11"	HACKBERRY
8543	12"	CEDAR ELM
8544	11"	HACKBERRY
8545	MULTI-TRUNK: 10"10"	CEDAR ELM
8546	8"	HACKBERRY
8547	20"	HACKBERRY
8548	MULTI-STEM: 8" 7.5"	HACKBERRY
8549	14"	HACKBERRY
8550	10.5"	CEDAR ELM
8551	8"	HACKBERRY
8552	11.5"	HACKBERRY
8553	8"	HACKBERRY
8554	13"	CEDAR
8555	MULTI-TRUNK: 6"5"4.5"	PERSIMMON
8556	9"	HACKBERRY
8557	8.5"	CEDAR ELM
8558	10.5"	CEDAR ELM
8559	8"	CEDAR ELM
8560	14.5"	LIVE OAK
8561	13"	LIVE OAK
8562	9.5"	CEDAR
8563	MULTI-STEM: 6"5"	CEDAR ELM
8564	8.5"	CEDAR ELM
8565	11"	CEDAR ELM
8566	10.5"	CEDAR ELM
8567	8.5"	CEDAR ELM
8568	MULTI-STEM: 8" 7"	CEDAR ELM
8569	11"	CHINABERRY
8570	8"	CEDAR ELM
8571	MULTI-STEM: 5.5" 3" 2.5"	LIGUSTRUM
8572	MULTI-STEM: 8" 8"	LIGUSTRUM
8573	8.5"	SPANISH OAK
8574	MULTI-STEM: 7" 4.5"	CEDAR ELM
8575	9"	HACKBERRY
8576	9.5"	HACKBERRY
8577	10.5"	CEDAR ELM
8578	8"	CEDAR ELM
8579	MULTI-TRUNK: 10" 7.5"	CEDAR ELM
8580	20"	PALM
8581	11.5"	PALM
8582	12.5"	PALM
8583	43.5"	CYPRESS

TREES PROPOSED TO BE REMOVED ARE DENOTED WITH A ★

Janis G. Smith



Janis Smith Consulting, LLC

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Texas Board of Professional Engineers Registration Number F-165978

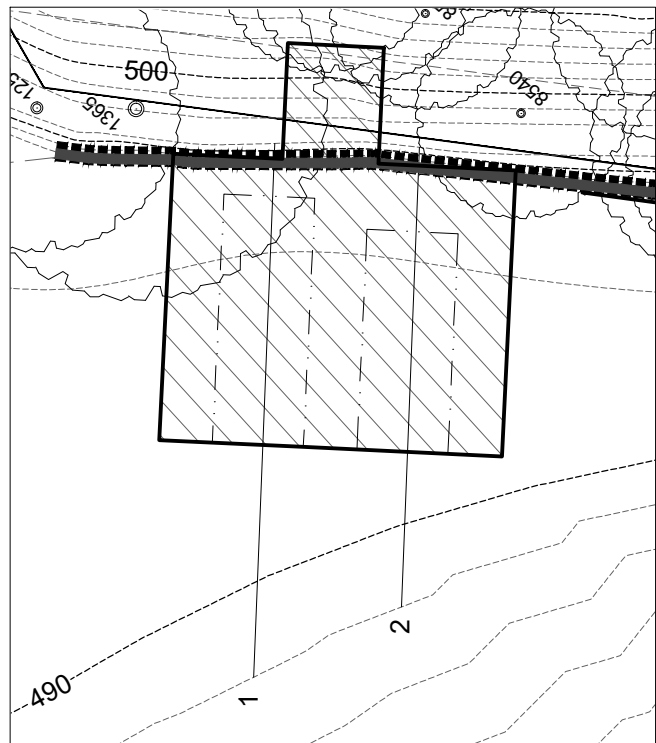
3336 MT. BONNELL ROAD

TREE LIST

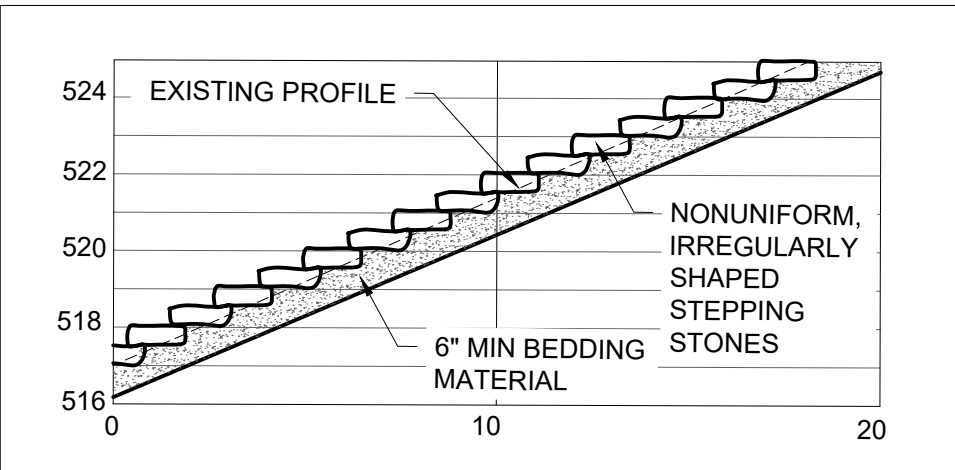
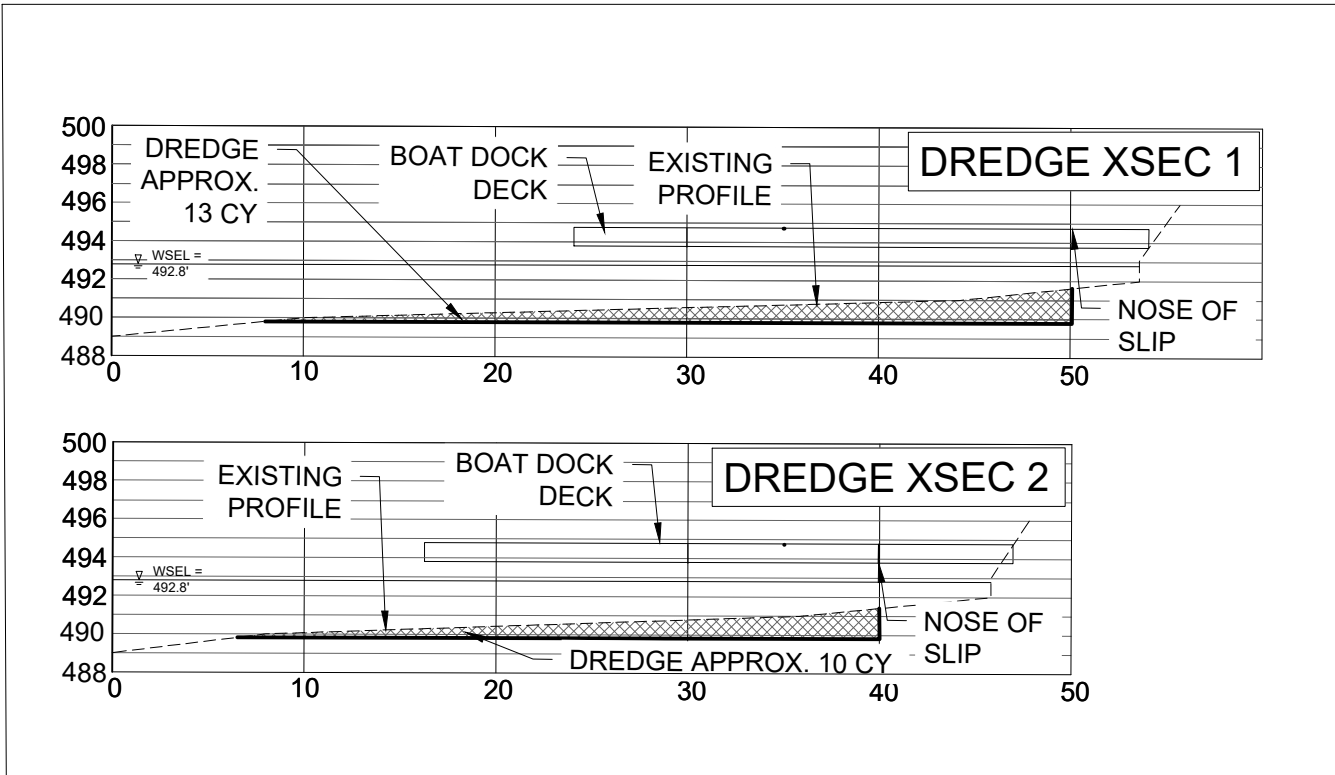
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APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 3 of 8



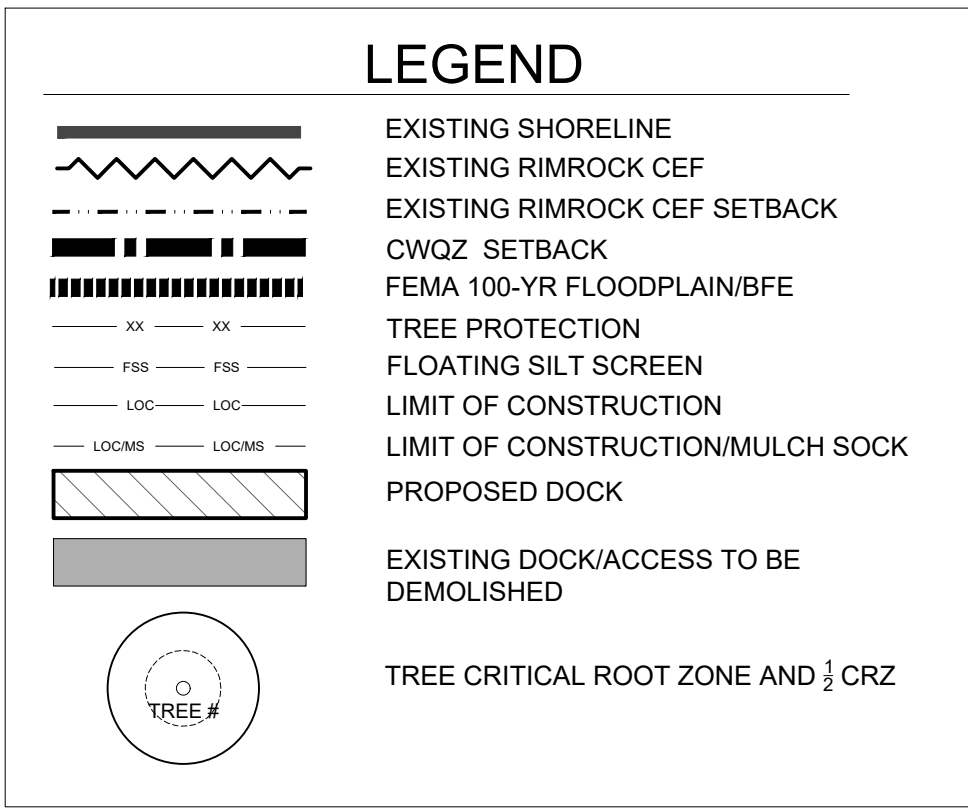
# 3336 MT. BONNELL ROAD



DREDGE XSEC LOCATIONS

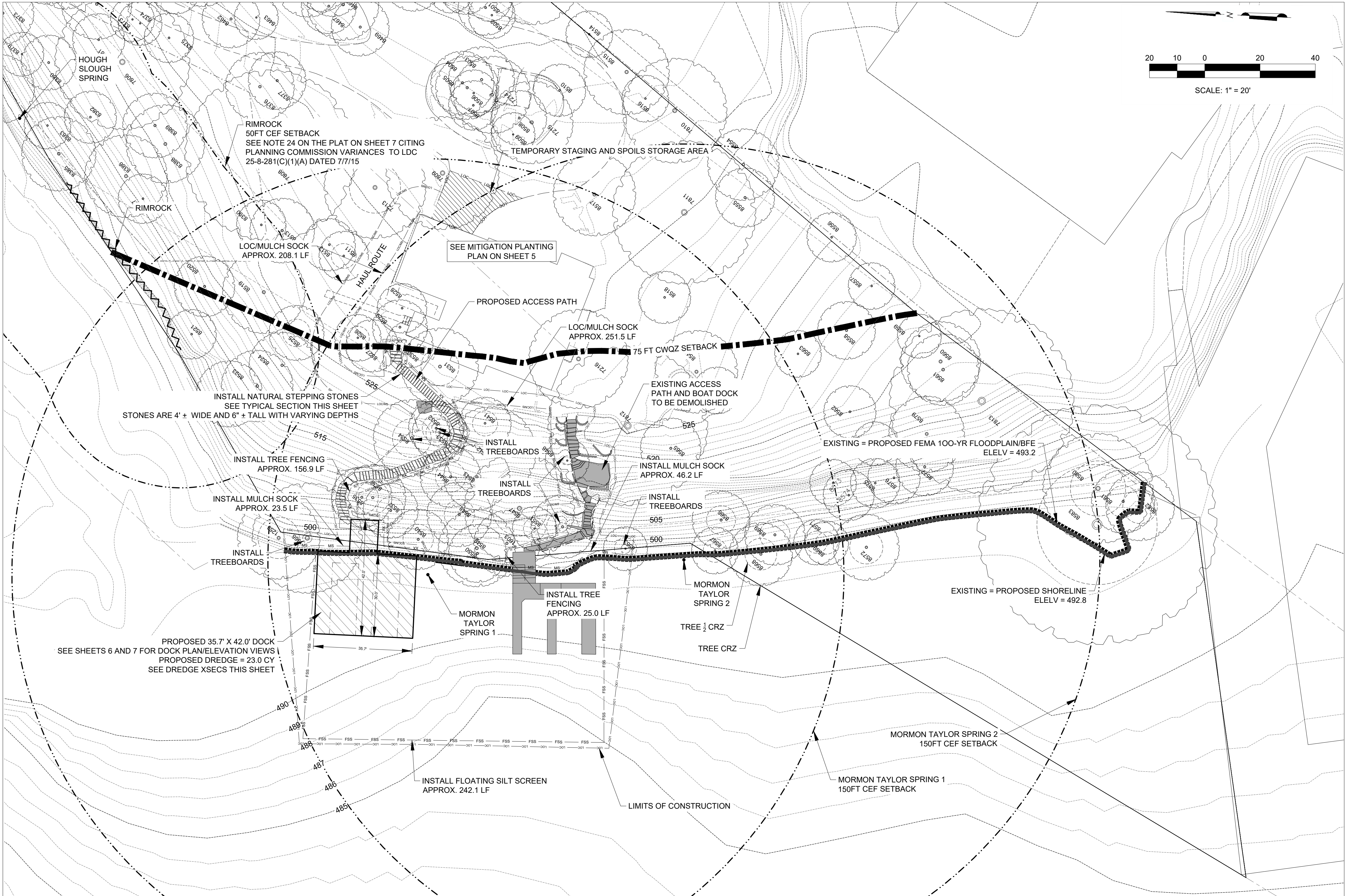


BOAT DOCK ACCESS TYPICAL SECTION



EXISTING SHORELINE LENGTH = 343.6'  
ALLOWABLE DOCK WIDTH = 20% OF 343.6' = 68.7'  
PROPOSED DOCK WIDTH = 35.5' = 10.4%  
PROPOSED DOCK DEPTH = 40.1'  
DOCK FOOTPRINT = 1200.0 SF

NOTE:  
THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE 1 (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.



PROPOSED CONDITIONS

NOTES:

1. ALL WORK SHALL OCCUR WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLAN. ALL MATERIALS WILL BE TRANSPORTED TO THE SITE FROM WATER AND LAND. ALL CONSTRUCTION ACTIVITY, INCLUDING STAGING AND SPOIL STORAGE, WILL BE PERFORMED BY BARGE AND IN THE TEMPORARY STAGING AND SPOILS STORAGE AREA.
2. SHORELINE IMPROVEMENTS, INCLUDING GANGWAY ACCESS, ARE AUTHORIZED WITH THIS SITE PLAN.
3. CONTAINERS OF HAZARDOUS MATERIALS, FUEL, OIL, HERBICIDES, INSECTICIDES, FERTILIZERS, OR OTHER POLLUTANTS WILL NOT BE STORED ON DOCKS EXTENDING INTO OR ABOVE LAKE AUSTIN.
4. FOR LA ZONING, PERMANENT IMPROVEMENTS ARE PROHIBITED WITHIN THE SHORELINE SETBACK AREA, EXCEPT FOR RETAINING WALLS, PIERS, WHARVES, BOATHOUSES, MARINAS, OR A DRIVE TO ACCESS THE STRUCTURES [LDC 25-2-551 (B)(2)].
5. NO WATER OR WASTEWATER UTILITIES ARE PROPOSED WITH THIS DEVELOPMENT.
6. DOCK SHALL BE AT LEAST 66% OPEN.
7. PILINGS SHALL BE 6-5/8" DIAMETER STEEL PIPE.
8. THE PROJECT SITE IS WITHIN THE CITY OF AUSTIN FULL PURPOSE BOUNDARIES..
9. DREDGE MATERIAL SHALL BE DISPOSED DRY IN A LEGALLY PERMITTED LANDFILL SITE. PRIOR TO OFFSITE DISPOSAL, THE PERMITTEE SHALL PROVIDE THE ENVIRONMENTAL INSPECTOR WITH THE ADDRESS AND CONTACT NUMBER FOR THE DISPOSAL SITE.
10. DISPOSAL OF DREDGE SPOIL IN THE LAKE IS SPECIFICALLY PROHIBITED.

ATTENTION INSPECTOR NOTES:

1. COMPLIANCE WITH BUILDING CODE REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
2. FOR THE BUILDING PERMIT, A SIGNED AND SEALED LETTER SHALL BE SUBMITTED TO THE CITY OF AUSTIN, PER THE LAND DEVELOPMENT CODE, 25-12-3 1612.4, CERTIFYING THAT THE STRUCTURE IS IN ACCORDANCE WITH ASCE 24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.
3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.

Janis J. Smith



Janis Smith Consulting, LLC

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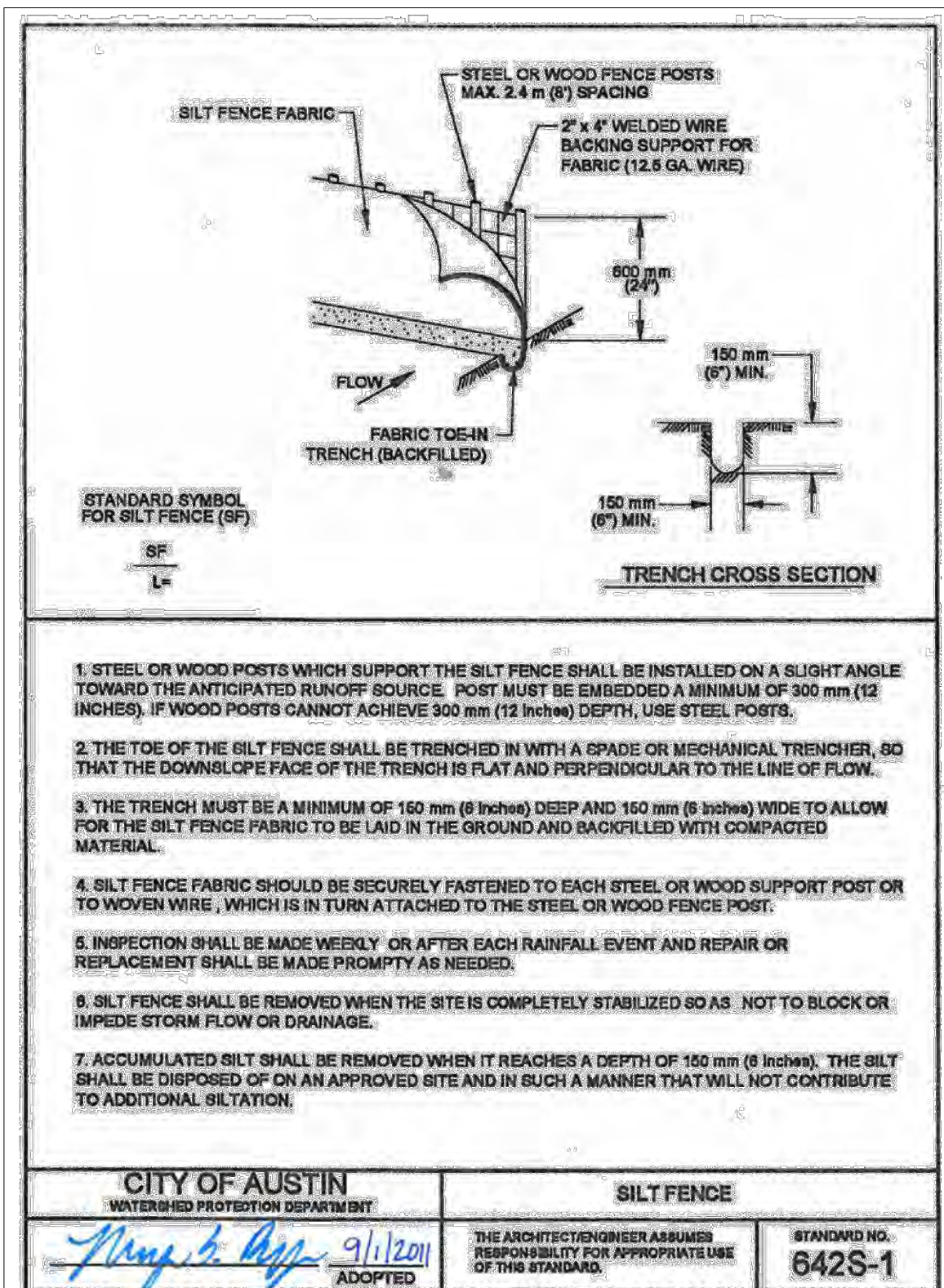
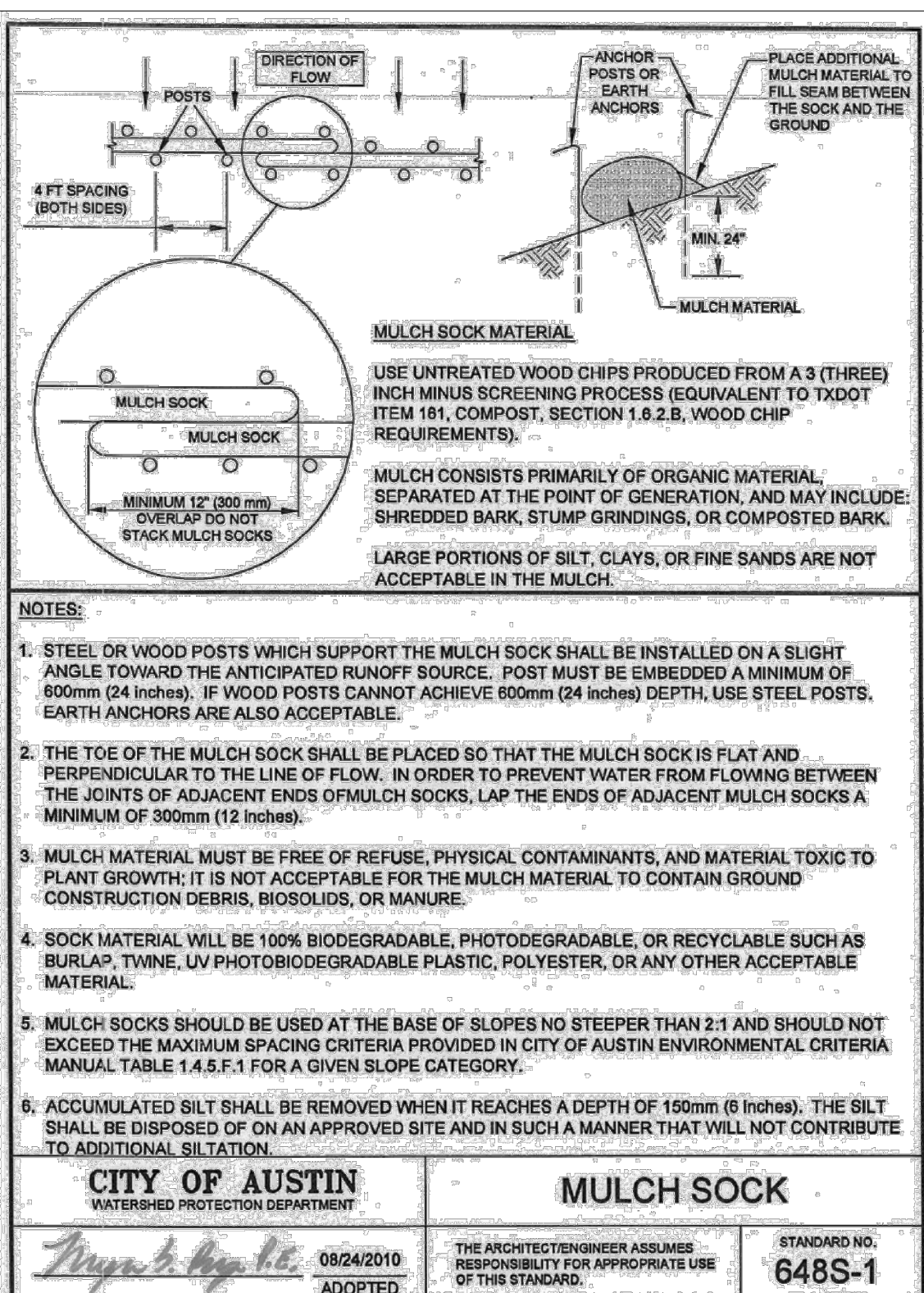
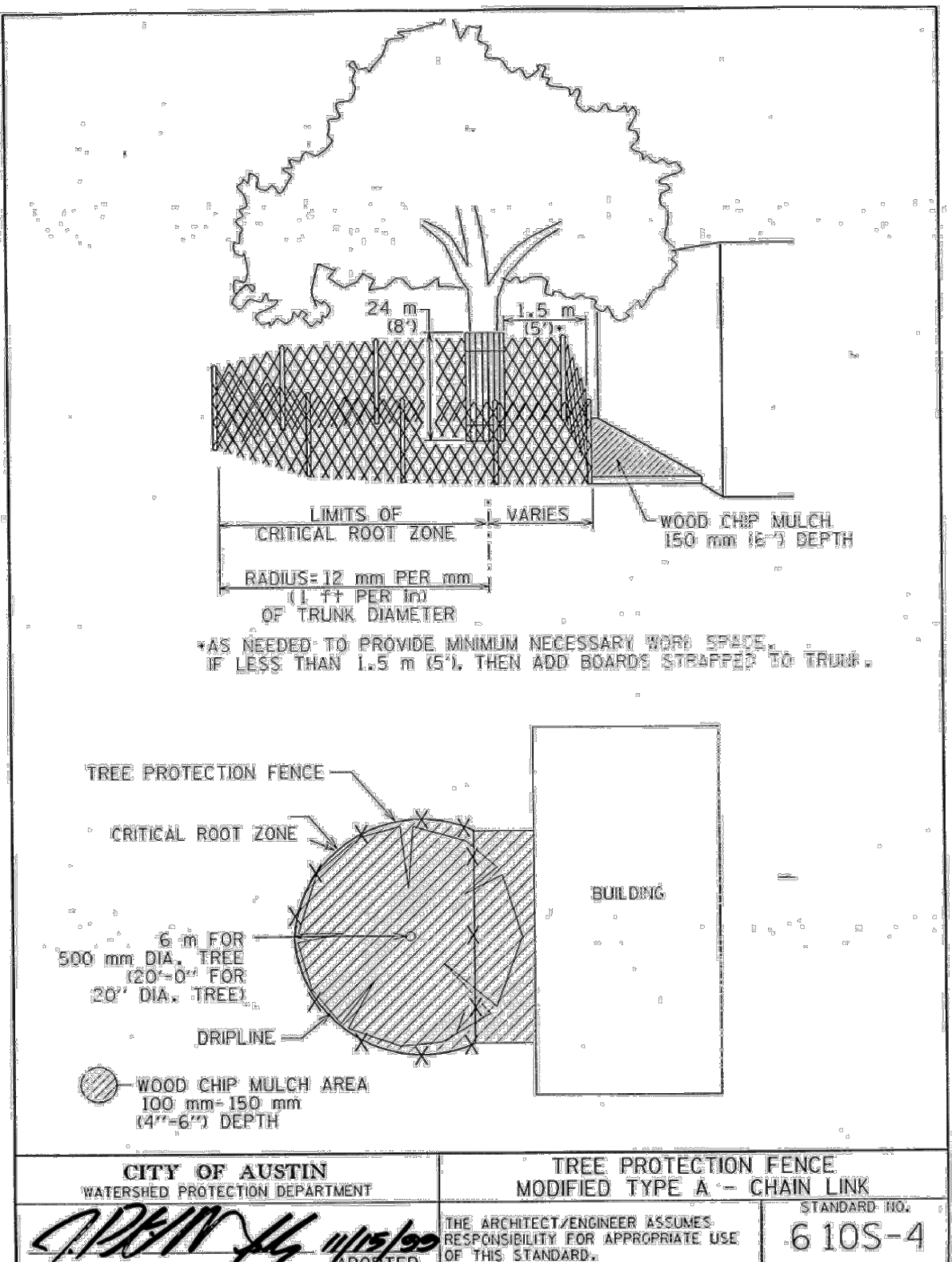
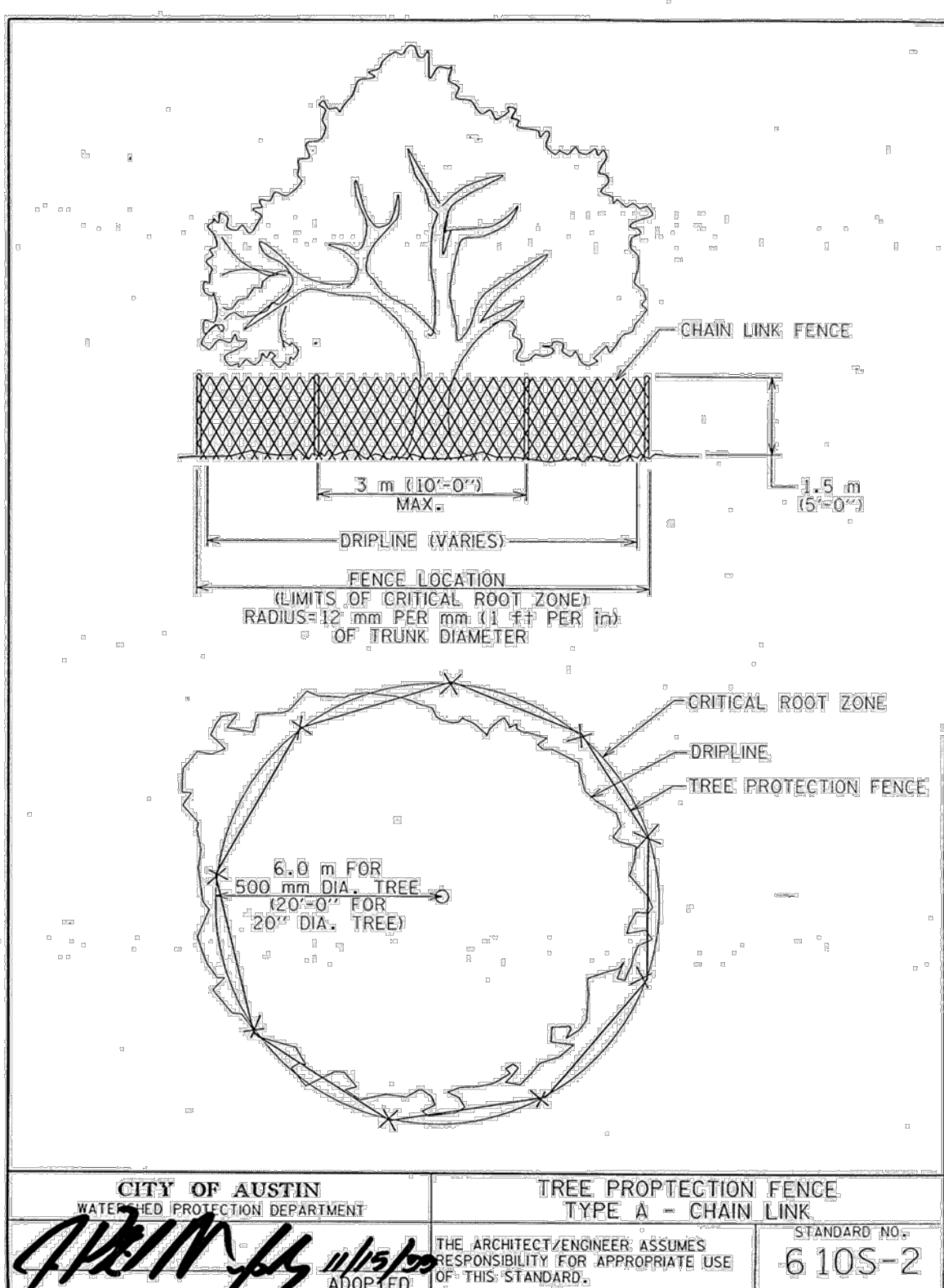
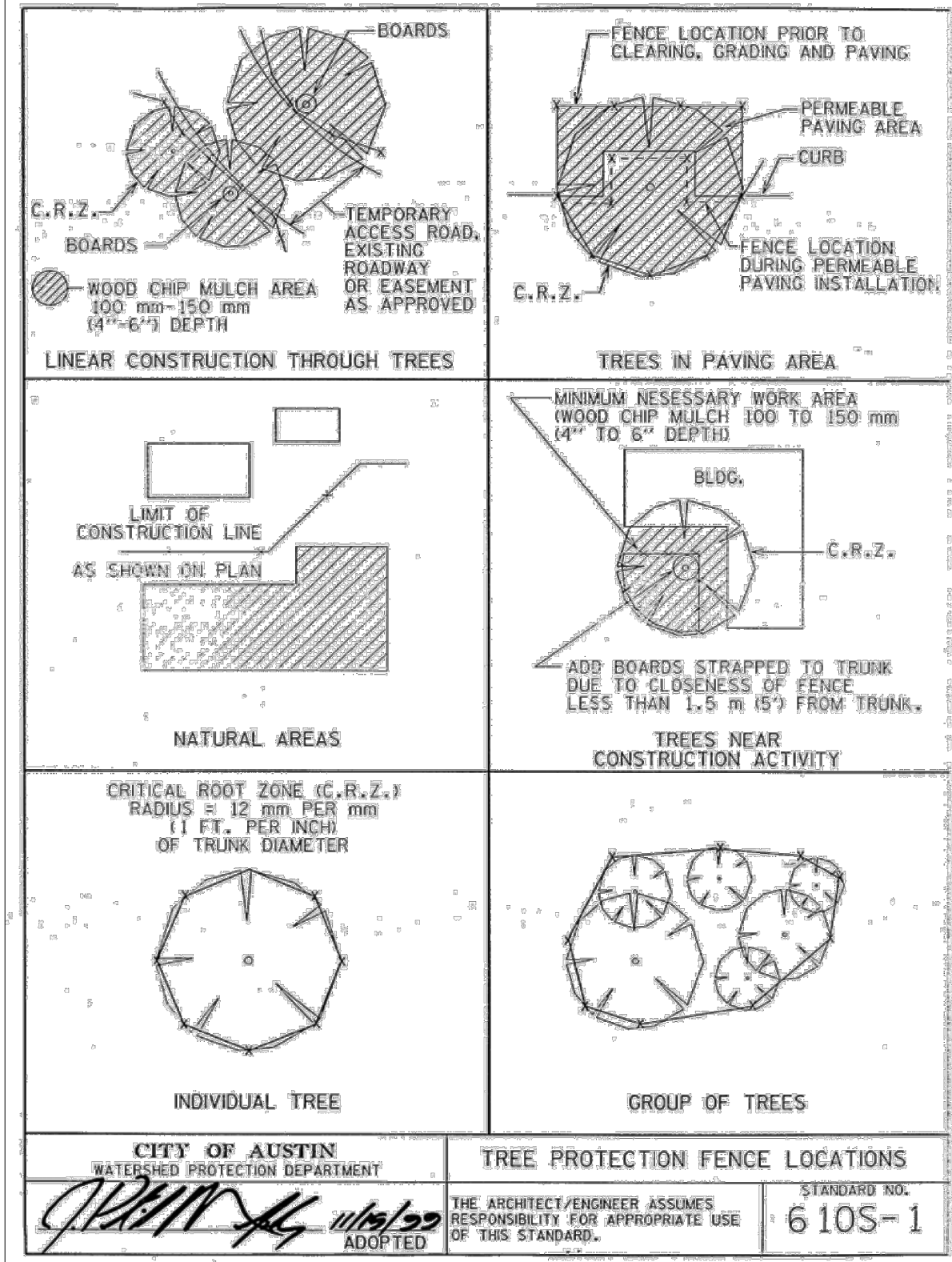
3336 MT. BONNELL ROAD

PROPOSED CONDITIONS DOCK  
LAYOUT/EROSION CONTROL

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 4 of 8



# 3336 MT. BONNELL ROAD



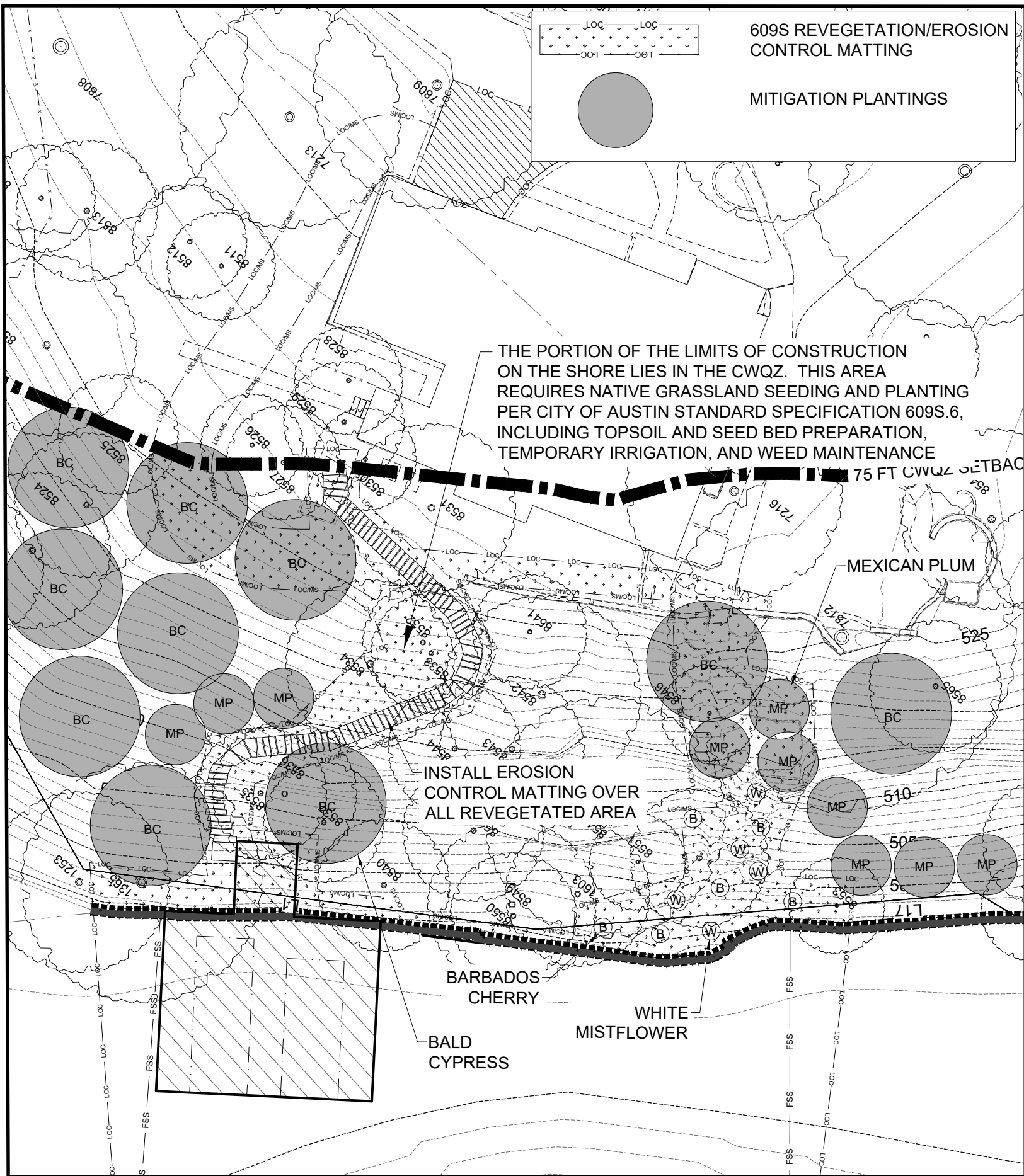
## PLANTING MITIGATION CALCULATIONS

- 609S RESTORATION**
- ALL DISTURBED AREAS WITHIN THE SHORELINE SETBACK SHALL BE REVEGETATED PURSUANT TO 609S SPECIFICATIONS USING 609S SEEDING OR PLANTING
  - AREA OF IMPACT IS APPROXIMATELY 1020 SF
  - PLANTING CRITERIA RECOMMENDS 1 NATIVE SHADE TREE AND 1 NATIVE UNDERSTORY TREE/500 SF OF DISTURBED AREA  
1020 SF/500 SF = 3 SHADE TREES AND 3 UNDERSTORY TREES.
  - AND 1 NATIVE SHRUB/100 SF  
1020 SF/100 = 11 SHRUBS
- TREE MITIGATION**
- 14.2" REQUIRED

## PLANTING MITIGATION NOTES

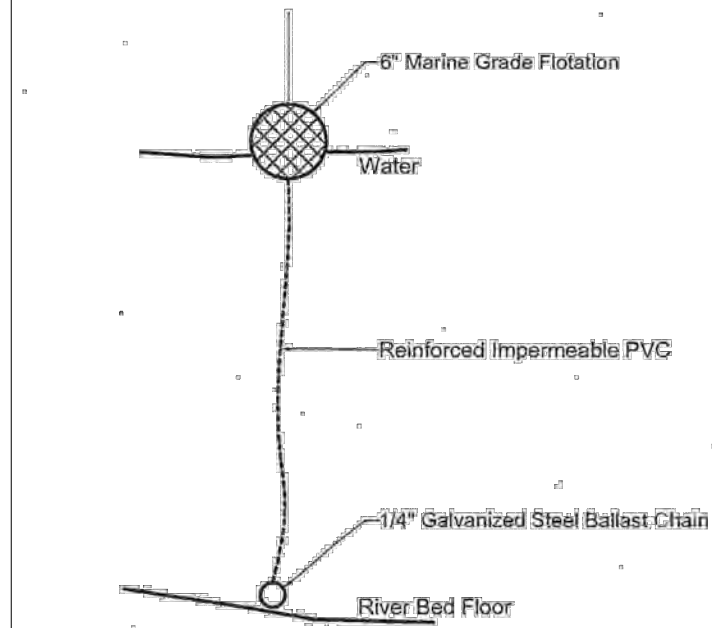
- ALL PLANTS TO BE SOURCED WITHIN A 200 MILE RADIUS OF AUSTIN.
- FOLLOW ALL GUIDELINES FOUND IN THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, REFERENCE CODE SECTIONS ECM 1.13.0, ECM 1.10.4(D), & ITEM NO. 609S AS APPLICABLE
- ALL PLANTS TO BE INSTALLED AT A MAXIMUM OF 3FT ON CENTERS.

SHORELINE MITIGATION PLANTING SCHEDULE		
PLANT NAME	NUMBER OF PLANTS	TYPE OF MITIGATION
Bald Cypress (Taxodium distichum)**	10	Floodplain
Mexican Plum (Prunus mexicana)**	5	Floodplain
White Mistflower (Ageratina havanensis)^	5	Floodplain
Barbados Cherry (Malpighia glabra)^	6	Floodplain
TOTAL = 31 PLANTS		
** 1" caliper trees. 3 shade and 3 understory trees will fulfill the 609S requirement, and the remaining 14 trees fulfill the tree mitigation requirement.		
^ Native shrub with low water needs		
Alternative native and adapted species may be substituted with the same quantity of another species and plant planting location may be modified as approved by the PDR Environmental reviewer, ERM Wetland Biologist or ERM Landscape Architect.		
TOTAL 609S SHRUBS REQUIRED = 11 SHRUBS. 11 SHRUBS ARE PROPOSED		
TOTAL 609S UNDERSTORY TREES REQUIRED = 3 TREES. 3 UNDERSTORY TREES ARE PROPOSED		
TOTAL 609S SHADE TREES REQUIRED = 3 TREES. 3 SHADE TREES ARE PROPOSED.		
TOTAL 609S PLANTS REQUIRED = 17 PLANTS. 17 PLANTS PROPOSED		
TREE MITIGATION REQUIRED = 14.2". 14" PROPOSED		



MITIGATION PLANTING PLAN

HERITAGE TREE INCHES SURVEYED	242.2
NON-APPENDIX F TREE INCHES SURVEYED	270.2
INVASIVE TREE INCHES SURVEYED	159.2
TOTAL REPLACEMENT INCHES PLANTED ON-SITE (PRIVATE TREES)	20.0
TOTAL REPLACEMENT ROW INCHES PLANTED	0
PRIVATE INCHES OWED TO UFRF	0
PUBLIC INCHES OWED TO UFRF	0
TOTAL NON-MITIGATION INCHES PLANTED ON-SITE	6.0
TOTAL APPENDIX F TREE INCHES REMOVED	8.5
TOTAL NON-APPENDIX F AND INVASIVES REMOVED	36.0
TOTAL MITIGATION INCHES PLANTED ON-SITE	14.0
TOTAL DEAD INCHES REMOVED	0.0



FLOATING SILT SCREEN

Janis J. Smith



Janis Smith Consulting, LLC

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Texas Board of Professional Engineers Registration Number F-16978

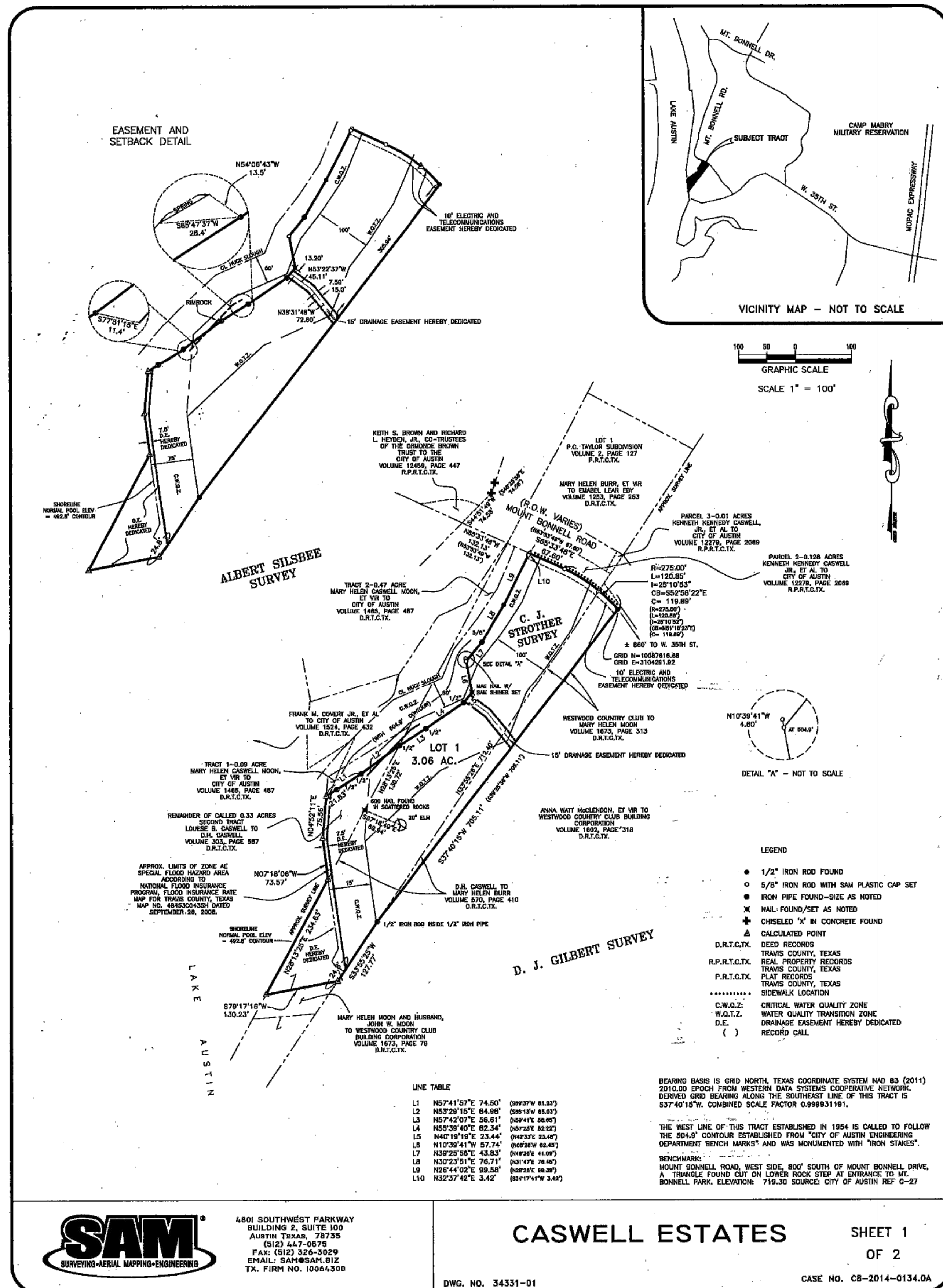
3336 MT. BONNELL ROAD

DETAILS

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 5 of 8



# 3336 MT. BONNELL ROAD



## OWNER'S DEDICATION:

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS  
THAT WE, KENNETH KENNEDY CASWELL, JR. AND CLARE (MRS. ARTHUR) CUNNINGHAM, AS TO LIFE ESTATE, KENNEDY ANNE CUNNINGHAM a/k/a KEN CUNNINGHAM, FRED KELLY CUNNINGHAM a/k/a KELLY CUNNINGHAM, MARGARET ALLISON CUNNINGHAM a/k/a ALISON CUNNINGHAM, AND MICHAEL ARTHUR CUNNINGHAM AS TO REMAINDER, OWNERS OF 3.06 ACRES OUT OF THE ALBERT SILSBEE SURVEY, THE C.J. STROTHER SURVEY, AND THE D.J. GILBERT SURVEY IN TRAVIS COUNTY, TEXAS, SET ASIDE TO THEM IN THE LAST WILL AND TESTAMENT OF MARY HELEN CASWELL MOON AS RECORDED IN VOLUME 741, PAGE 200, DEED RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID TRACT BEING PART OF LOT 1, P.C. TAYLOR SUBDIVISION, RECORDED IN BOOK 2, PAGE 127, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS DESCRIBED IN DEED TAYLOR, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN OUTCLAM DEED FROM WESTWOOD COUNTRY CLUB TO MARY HELEN MOON, RECORDED IN VOLUME 570, PAGE 410, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM LOUISE B. CASWELL TO D.J. CASWELL, RECORDED IN VOLUME 303, PAGE 587, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID P.C. TAYLOR SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTICE AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 3.06 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "CASWELL ESTATES", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS THE DATES AS SHOWN BELOW.

BY: Kenneth Kennedy Caswell, Jr. DATE 8/3/15  
Clare (Mrs. Arthur) Cunningham DATE 8/3/15  
Kennedy Anne Cunningham DATE 8/3/15  
Fred Kelly Cunningham DATE 8/3/15  
Margaret Allison Cunningham DATE 8/3/15  
Michael Arthur Cunningham DATE 8/3/15

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH KENNEDY CASWELL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF August, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLARE (MRS. ARTHUR) CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED KELLY CUNNINGHAM a/k/a KELLY CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARET ALLISON CUNNINGHAM a/k/a ALISON CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ARTHUR CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

GREORY SCHMIDT, A. AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

FLOODPLAIN NOTE:  
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0435H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS COMMUNITY NO. 480624.

ENGINEER CERTIFICATION:  
I, SCOTT M. WUEST, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THE INFORMATION CONTAINED ON THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott M. Wuest 8/3/15  
DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 68412  
WEST GROUP TEXAS  
2007 SOUTH 1ST STREET  
AUSTIN, TX 78704  
PRM NO.15324



THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS DAY OF 2015.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS DAY OF 2015.

GREY GUERNSEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 2015.

CHARPERSON SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDING IN MY OFFICE ON THE DAY OF 2015 AD AT 10 O'CLOCK AM, DULY RECORDED ON THE DAY OF 2015 AD AT 10 O'CLOCK AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2015-0000000000.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF 2015.

DANA DEBAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

- THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, EXCEPT DETACHED SINGLE FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO NEW DEVELOPMENT ON THE LOT MAY BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2015-0000000000.
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND/OR TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- WHEN REQUIRED, OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MOUNT BONNELL ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, P.C. TAYLOR SUBDIVISION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER MUST COMPLY WITH CITY OF AUSTIN REGULATIONS AND CRITERIA.
- THIS SITE IS SUBJECT TO THE CITY OF AUSTIN VOID AND WATER FLOW MITIGATION RULE.
- PRIOR TO RELEASE OF A BUILDING PERMIT ON THE LOT, SITE MUST COMPLETE A CERTIFICATION OF COMPLIANCE WITH CHAPTER 25-1-83 STATING THE SITE DOES NOT CONTAIN A MUNICIPAL SOLID WASTE LANDFILL, AS REFERENCED IN TAC CHAPTER 330, SUBCHAPTER 1.
- LAND USE COMMISSION WAIVER WAS GRANTED ON JULY 7, 2015 TO LOC 25-8-281(9) TO ALLOW A CEF TO BE LOCATED ON A RESIDENTIAL LOT AND TO LOC 25-8-281(9)(1)(A) TO REDUCE A CEF SETBACK TO 50 FEET.
- THIS SUBDIVISION MAY CONTAIN ONE OR MORE PROTECTED AREAS IN WHICH DEVELOPMENT IS RESTRICTED UNDER APPLICABLE CITY OF AUSTIN REGULATIONS. PRIOR TO DEVELOPMENT OF ANY LOT OR PORTION OF ANY LOT IN THIS SUBDIVISION, THE OWNER SHOULD CONSULT CITY OF AUSTIN REGULATIONS TO DETERMINE IF THE PROPOSED DEVELOPMENT IS IMPACTED BY A PROTECTED AREA. MAPS DEPICTING THE LOCATION OF PROTECTED AREAS, WHICH MAY CHANGE OVER TIME, MAY BE ACCESSSED AT THE CITY OF AUSTIN ON-LINE DEVELOPMENT WEB MAP OR BY CONTACTING THE CITY OF AUSTIN.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan  
MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGARET ALLISON CUNNINGHAM a/k/a ALISON CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

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Janis Smith

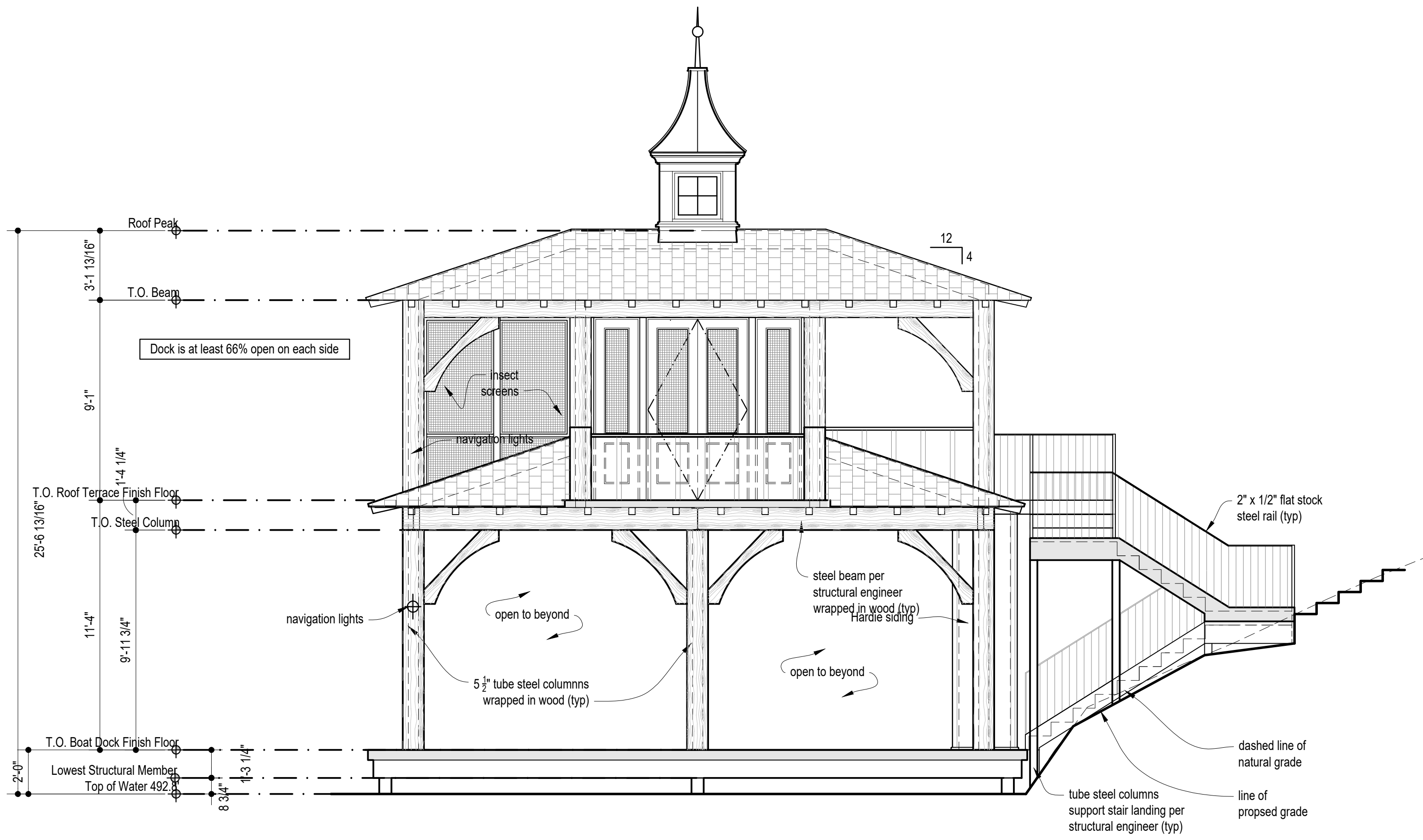
DESIGNED: JJS	APPROVED: JJS	SCALE: AS SHOWN	DATE: 06-25-2020	SHEET 8 of 8
3336 MT. BONNELL ROAD				
SP-2020-0274D				

Janis Smith Consulting, LLC  
1505 Westover Road • Austin, Texas 78703 • 512-914-3729  
Texas Board of Professional Engineers Registration Number F-16978

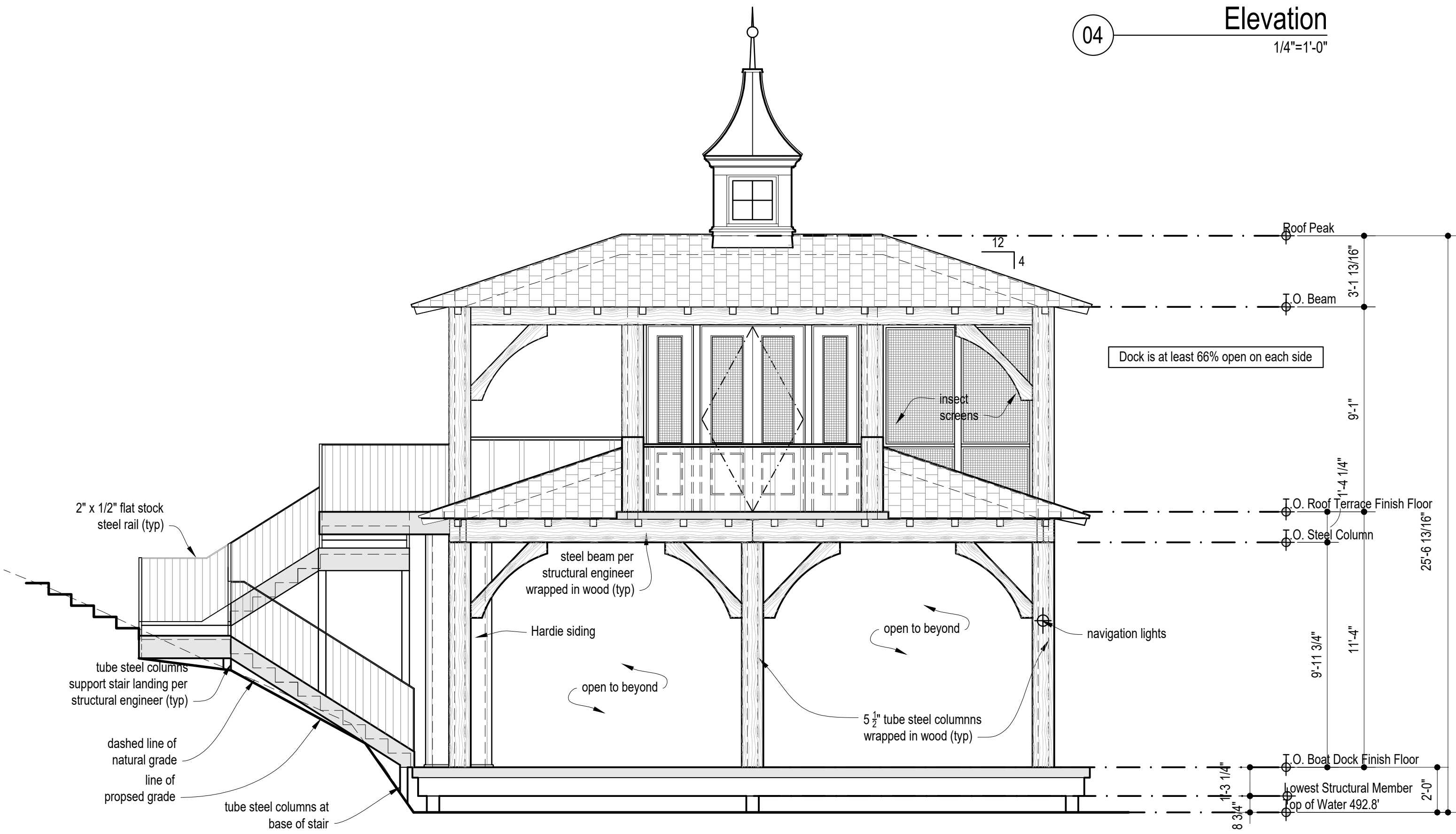
3336 MT. BONNELL ROAD  
PLAT

3336 MT. BONNELL ROAD  
SP-2020-0274D

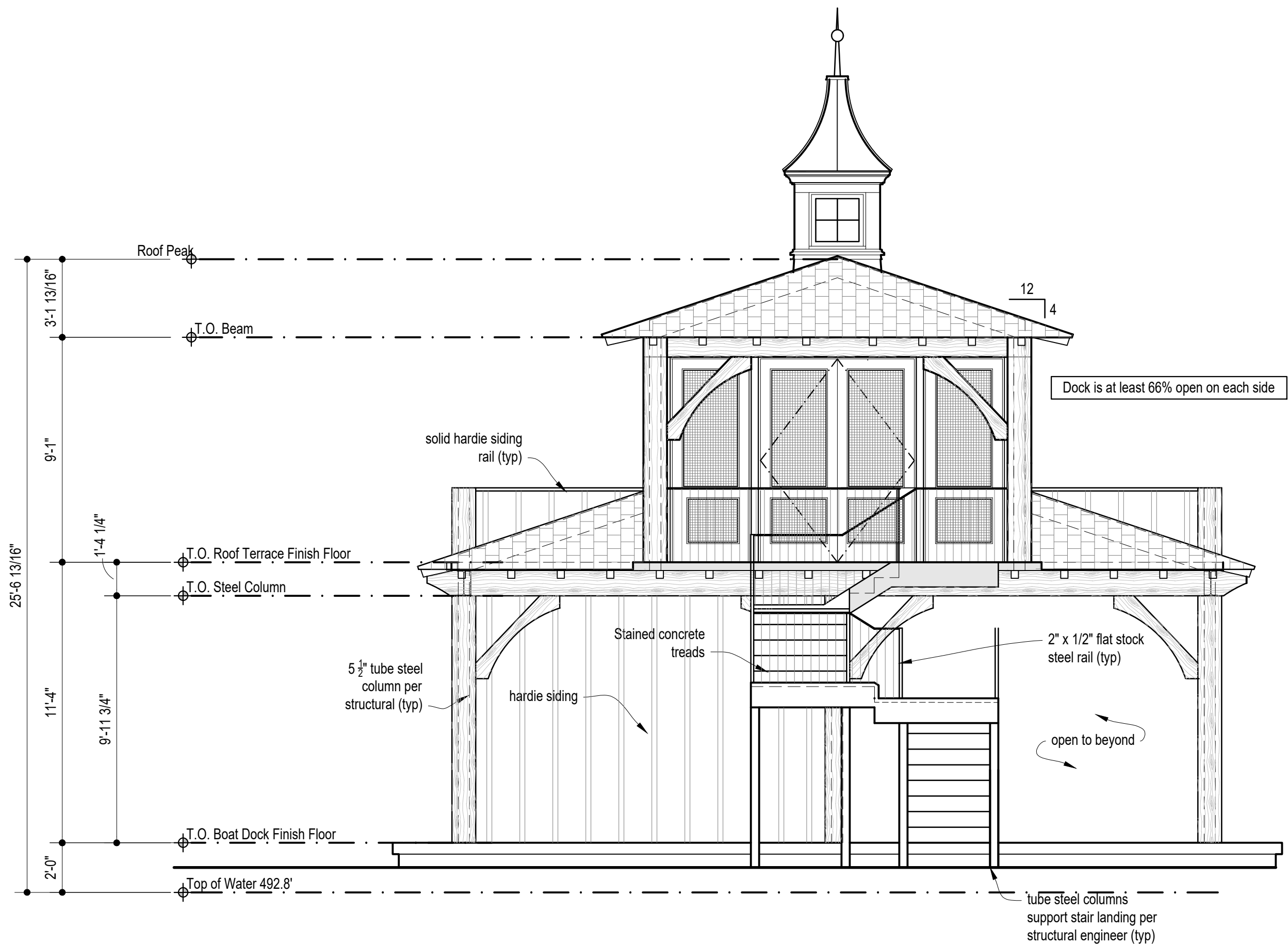




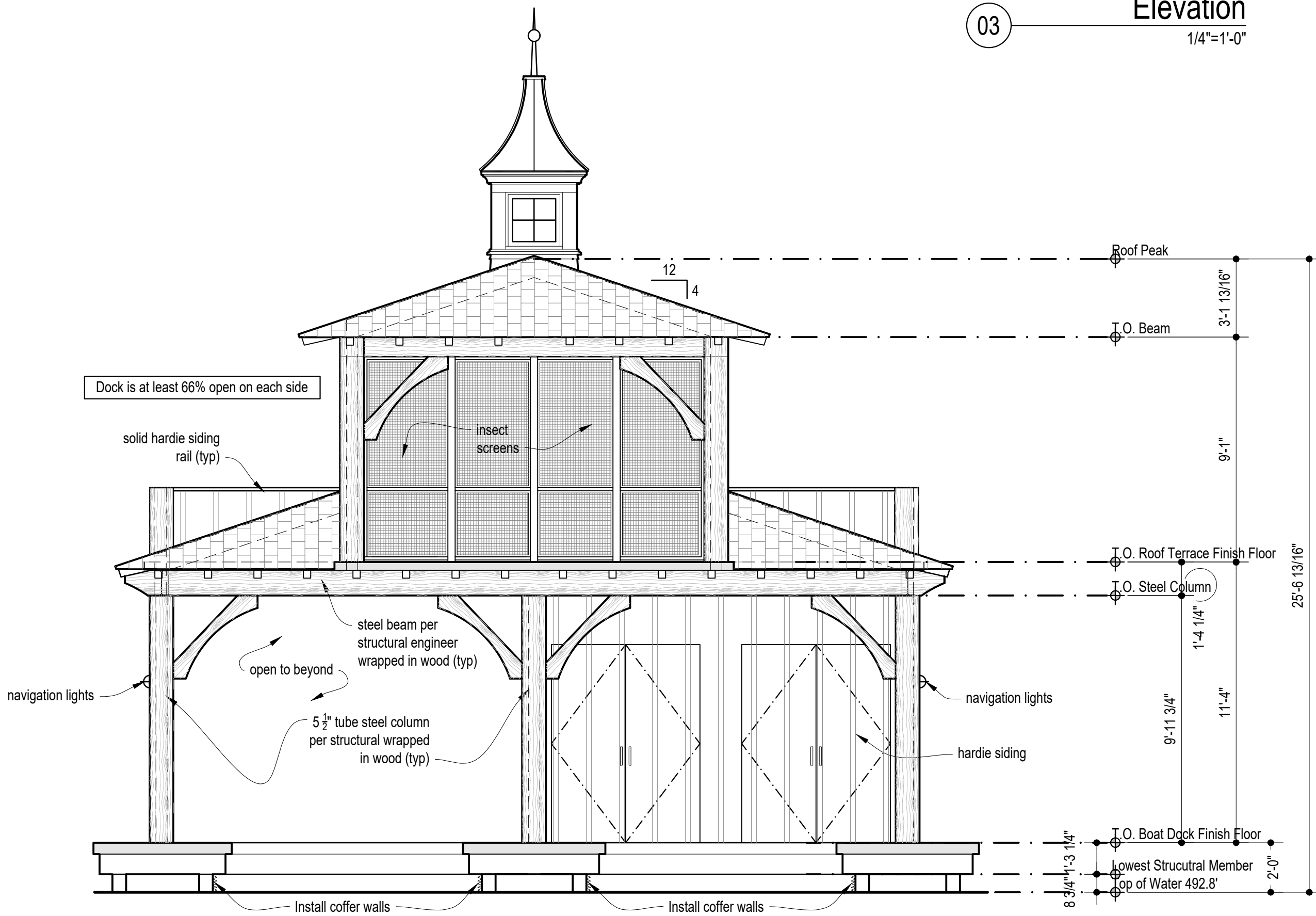
04 Elevation  
1/4"=1'-0"



02 Elevation  
1/4"=1'-0"



03 Elevation  
1/4"=1'-0"



01 Elevation  
1/4"=1'-0"



RSA

Ryan Street  
& Associates

2414 Exposition Boulevard  
Suite B140  
Austin, Texas 78703  
512.421.0800

3336 Mount Bonnell Road  
Austin, TX 78731

Issued

Permit Revision  
09 October 2020  
Permit  
23 March 2020

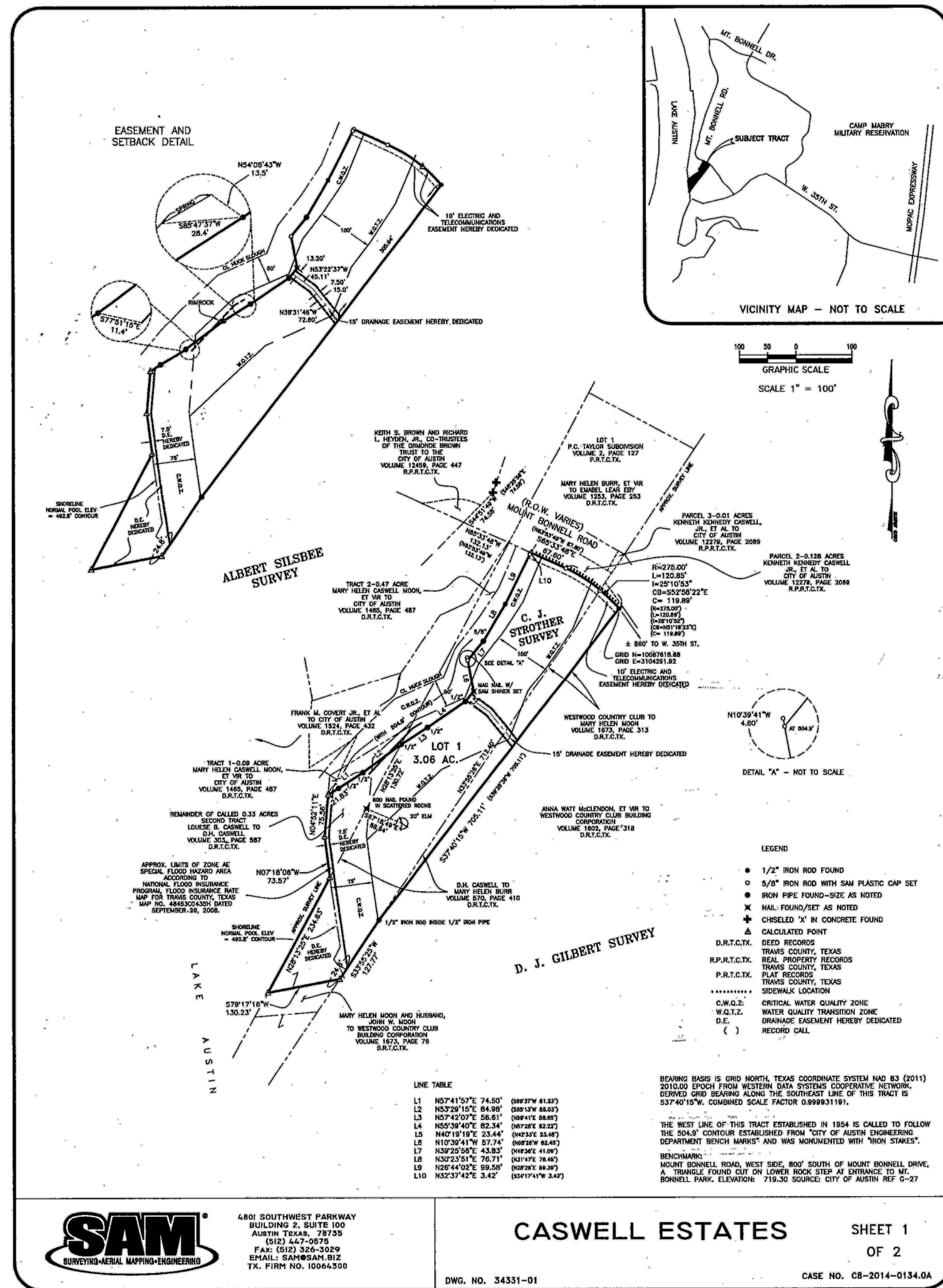
Proposed  
Dock Elevations

7 of 8

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# 3336 MT. BONNELL ROAD



## OWNER'S DECLARATION:

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT WE, KENNETH KENNEDY CASWELL, JR. AND CLARE (MRS. ARTHUR) CUNNINGHAM, AS TO LIFE ESTATE, KENNEDY ANNE CUNNINGHAM 1/4 KENNY CUNNINGHAM, FRED KELLY CUNNINGHAM, MARGARET ALLISON CUNNINGHAM 1/4 KENNY CUNNINGHAM, AND MICHAEL ARTHUR CUNNINGHAM AS TO REMAINDER, OWNERS OF 3.06 ACRES OF THE ALBERT SILSBEE SURVEY, C.J. STROTHER SURVEY, AND THE D.J. GILBERT SURVEY IN TRAVIS COUNTY, TEXAS, SET ASIDE TO THEM IN THE LAST WILL AND TESTAMENT OF MARY HELEN CASWELL MOON AS RECORDED IN VOLUME 741, PAGE 200, DEED RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF SAID TRACT BEING PART OF LOT 1, P.C. TAYLOR SUBDIVISION, RECORDED IN BOOK 2, PAGE 127, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS DESCRIBED IN DEED FROM D.H. CASWELL TO MARY HELEN MOON, RECORDED IN VOLUME 570, PAGE 410, DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN OUTCLAM DEED FROM WESTWOOD COUNTRY CLUB TO MARY HELEN MOON, RECORDED IN VOLUME 1673, PAGE 313, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED FROM LOUISE B. CASWELL TO D.H. CASWELL, RECORDED IN VOLUME 303, PAGE 587, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID P.C. TAYLOR SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED BY CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 3.06 ACRES OF LAND, PURSUANT TO CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "CASWELL ESTATES," AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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BY: Kenneth Kennedy Caswell, Jr. DATE 8/3/15

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STATE OF TEXAS  
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF August, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan

MY COMMISSION EXPIRES ON 5/22/19

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PRINT NOTARY'S NAME David McCellan

MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ARTHUR CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF August, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan

MY COMMISSION EXPIRES ON 5/22/19

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNEDY ANNE CUNNINGHAM 1/4 KENNY CUNNINGHAM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF August, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NOTARY'S NAME David McCellan

MY COMMISSION EXPIRES ON 5/22/19

FLOODPLAIN NOTE:  
A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM MAP NO. 48453C0435H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS COMMUNITY NO. 480624.

ENGINEER CERTIFICATION:  
I, SCOTT M. WUEST, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THE INFORMATION CONTAINED ON THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE 8/3/15  
SCOTT M. WUEST, PE  
REGISTERED PROFESSIONAL ENGINEER NO. 18412  
WEST GROUP 12545  
2007 SOUTH 1ST STREET  
AUSTIN, TX 78704  
FIRM NO. 15324

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS DAY OF 2015.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS 2015.

GREG GUERNEY, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 2015.

CHAIRPERSON SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUFORT, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDING IN MY OFFICE ON THE DAY OF 2015 AT 10 O'CLOCK AM, DULY RECORDED ON THE DAY OF 2015 AD AT 10 O'CLOCK AM, IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2015.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF 2015.

DANA DEBEAUFORT, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REPLY NOTES:

1. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

2. BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

3. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, EXCEPT DETACHED SINGLE FAMILY, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

4. NO NEW DEVELOPMENT ON THE LOT MAY BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

5. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS, APPROVED BY THE CITY OF AUSTIN.

7. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

8. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

9. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. 2015.

10. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND/OR TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

13. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAY VICTORY OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

17. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

18. WHEN REQUIRED, OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MOUNT BONNELL ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, P.C. TAYLOR SUBDIVISION, SHALL APPLY TO THIS SUBDIVISION PLAT.

21. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER MUST COMPLY WITH CITY OF AUSTIN REGULATIONS AND CRITERIA.

22. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN VOID AND WATER FLOW MIGRATION RULE.

23. PRIOR TO RELEASE OF A BUILDING PERMIT ON THE LOT, SITE MUST COMPLETE A CERTIFICATION OF COMPLIANCE WITH CHAPTER 25-1-1-83 STATING THE SITE DOES NOT CONTAIN A MUNICIPAL SOLID WASTE LANDFILL, AS REFERENCED IN TAC CHAPTER 330, SUBCHAPTER 1.

24. LAND USE COMMISSION VARIANCES WERE GRANTED ON JULY 7, 2015 TO LDC 25-8-281(B) TO ALLOW A CEF TO BE LOCATED ON A RESIDENTIAL LOT AND TO LDC 25-8-281(C)(1)(A) TO REDUCE A CEF SETBACK TO 50 FEET.

25. THIS SUBDIVISION MAY CONTAIN ONE OR MORE PROTECTED AREAS IN WHICH DEVELOPMENT IS RESTRICTED UNDER APPLICABLE CITY OF AUSTIN REGULATIONS. PRIOR TO DEVELOPMENT OF ANY LOT OR PORTION OF ANY LOT IN THIS SUBDIVISION, THE OWNER SHOULD CONSULT CITY OF AUSTIN REGULATIONS TO DETERMINE IF THE PROPOSED DEVELOPMENT IS IMPACTED BY A PROTECTED AREA. MAPS DEPICTING THE LOCATION OF PROTECTED AREAS, WHICH MAY CHANGE OVER TIME, MAY BE ACCESSIBLE AT THE CITY OF AUSTIN ON-LINE DEVELOPMENT WEB MAP OR BY CONTACTING THE CITY OF AUSTIN.

DESIGNED: JJS  
APPROVED: JJS  
SCALE: AS SHOWN  
3336 MT. BONNELL ROAD  
DATE: 06-25-2020  
SHEET 8 of 8

3336 MT. BONNELL ROAD - SP-2020-0274D

3336 MT. BONNELL ROAD

PLAT

3336 MT. BONNELL ROAD

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3336 MT. BONNELL ROAD

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## ENVIRONMENTAL COMMISSION MOTION 20210120 003b

**Date:** January 20, 2021

**Subject:** 3336 Mount Bonnell Road, SP-2020-0274D

**Motion by:** Kevin Ramberg

**Seconded by:** Perry Bedford

### **RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting variance from LDC 25-8-281(C)(2)(b) to allow the construction within 150 feet of a spring Critical Environmental Feature (CEF), and

**WHEREAS**, the Environmental Commission recognizes the Limits of Construction will not encroach into the spring CEF, but only the CEF buffer, and

**WHEREAS**, the Environmental Commission recognizes that staff recommends this variance (with conditions) having determined the required Findings of Fact have been met.

**Therefore, the Environmental Commission recommends the variance request with the following Staff Conditions:**

- 1) Remove existing boat dock and access path as specified on plans;
- 2) Restore disturbed areas per City Standard Specification 609S.

### **VOTE 8-0**

For: Thompson, Coyne, Maceo, Ramberg, Guerrero, Gordon, Bedford, Creel

Against: None

Abstain: Barrett Bixler

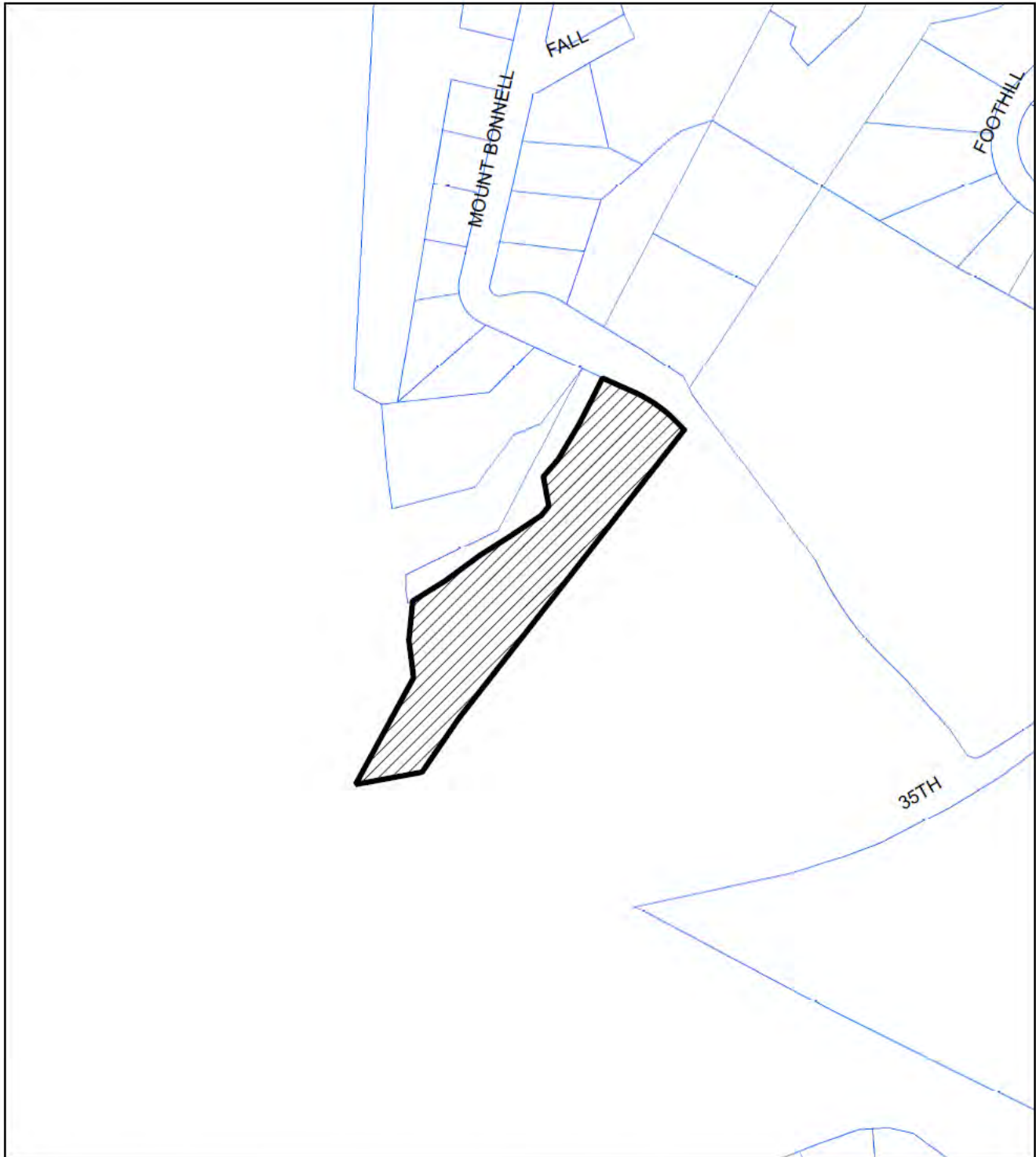
Recuse: None



Absent: None

Approved By:

A handwritten signature in black ink that reads 'Linda Guerrero'. The signature is written in a cursive, flowing style.

Linda Guerrero, Environmental Commission Chair



 Subject Tract  
 Base Map

CASE#: SP-2020-0274D  
LOCATION: 3336 MOUNT BONNELL RD



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